TOWLE AVENUE

HIGH STREET

LAUREL CT.

FOLSOM WAY

HOLLY CT.

FOLSOM STREET

DRINKWATER ROAD

N/F ALISTAIR &
GILLIAN RYAN
TAX MAP 70 LOT 53

N/F CHRISTOPHER
& AMANDA COOPER
TAX MAP 70 LOT 54

N/F D & I WEBER FAMILY
REVOCABLE TRUST OF 2006
DAVID R. WEBER &
ILONA WEBER CO-TRUSTEES
RCRD 4780-056
SEE RCRD 1253-369 (1952)
TAX MAP 71 LOT 69

N/F RICHARD H.
RICHARD H. & NICOLE M. SCHEIB
RCRD 5389-727
SEE RCRD 1456-405 (1958)
RCRD 1500-079 (1959)
SEE RCRD PLAN 02885
TAX MAP 71 LOT 70

SEE RCRD
1850-507

SMH-0184
RIM EL 77.39
BASE EL 66.99
INV IN 67.19
DROP INV 71.41

N/F KAREN HACKETT
TAX MAP 71 LOT 84

APPROX 6"
AC WATER

APPROX LIMIT
AQUIFER OVERLAY DISTRICT

DETAIL A
NOT TO SCALE

N40°24'10"E
141.19'
S62°06'03"E
1.14'
FND
IPIN
BENT
202.16'
N48°42'50"W

N/F DAVID &
CHRISTINA MONTGOMERY
TAX MAP 71 LOT 83

N/F PKP REVOCABLE TRUST
PAULA K. PERRY TRUSTEE
RCRD 4832-0522
SEE RCRD 1499-031 (1959)
SEE RCRD 1561-151 (1960)
TAX MAP 71 LOT 71

FND IPIN

SMH-0186
RIM EL 56.06
BASE EL 48.20
INV IN EL 48.34

N40°23'52"E
141.12'

TRACT 3
26,255 SF±
0.603 AC±
TAX MAP 71 LOT 72

SEE
DETAIL
A

CATCH BASIN-0176
GRATE EL 52.04
INV IN EL 48.40±
INV OUT EL 48.31±

10" CMP

10" CMP
INV EL 49.4±

SEE RCRD
1975-249

WETLAND BOUNDARY

N48°42'50"W
202.16'

N/F JAMES D. & JEAN M. WOOD
RCRD 3990-2701
SEE RCRD PLAN D1957
RCRD PLAN D3567
SEE RCRD 1852-485
TAX MAP 71 LOT 73

WOODS

S80°49'01"W
141.50'

N29°25'02"E
140.29'

N29°25'53"W
84.41'
(TIE)

S09°17'20"E 696.45'
(TIE TO FND IP)

TOP OF
FND IP
0.81'
14.11'
S29°25'53"W
221.63'
N62°42'59"W

DETAIL B
NOT TO SCALE

SEE
DETAIL
B

SEE RCRD 2133-030 (1956/1972)

N29°45'18"E
117.50'

N61°15'13"E
100.12'

N48°18'02"W
158.00'

N32°41'12"E
270.90'

N21°25'45"E
122.68'

N29°25'02"E
85.38'

N69°13'02"W
109.93'

N22°20'07"E
101.02'

N32°41'12"E
51.50'

TRACT 1
56,412 SF±
1.295 AC±
TAX MAP 70 LOT 144

LAWN

TRACT 2
55,287 SF±
1.269 AC±
TAX MAP 70 LOT 145

WOODS

FND DH
STONE
BOUND

S43°14'57"E
209.20'

S32°25'17"W
210.68'

S41°40'36"W
209.50'

S41°45'
116.76'

FND
STONE
POST
TOPPOST

N/F ALAN P. RANDLE
RCRD 3305-1953
SEE RCRD PLAN B6175
SEE RCRD 2263-1122
TAX MAP 70 LOT 143

S76°14'01"E
24.53'

FND
IPIN

FND
2 IP

N/F STREETER FAMILY REVOCABLE TRUST
RICHARD H. & MARJORIE M. STREETER TRUSTEES
RCRD 4880-1014
SEE RCRD PLAN D32757
SEE RCRD 1351-313 (1955)
TAX MAP 70 LOT 142

FND IP
BASEIP**

N/F STEPHEN & LAUREL TRZASKOMA
RCRD 4552-921
SEE RCRD PLAN D32757
SEE RCRD 959-200 (1939)
RCRD 1341-430 (1955)
TAX MAP 70 LOT 142

S41°40'36"W
106.62'

S41°40'36"W
90.50'

S32°50'17"W
113.95'

S35°39'01"W
80.12'

SEE
DETAIL C

DETAIL C
NOT TO SCALE

FND IP
N03°04'46"E
2.03'
113.95'
S25°39'01"W
105.43'
S23°38'52"W

N/F AARON & JUDITH L. KATZ,
PEG D. SHAW, AND RONNEY A. NADILE
RCRD 4780-1968
SEE RCRD 1164-115 (1948/1950)
TAX MAP 70 LOT 141

S23°38'52"W
105.43'

N/F JEFFREY J. & KATHERIN A. SONNEBORN
RCRD 5550-1045
TAX MAP 70 LOT 140

S64°03'31"E
198.60' (TIE)

SEE RCRD 1047-308 (1946)

FND IP

SEE RCRD 1731-363 (1955/1964)

#153

CALCOR

SETHUB

SETPK

FND IP

APPROX LIMIT
AQUIFER OVERLAY DISTRICT

Command= 210-
Point#, Start#-End# or G#= 1-6672

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-01-2025-----				14:06:27	----------	----------D:...\BMHOME13	
		129.45	7AHUB	1	5306.3803	5487.6816	OCC
		129.45	2setpk	2	5232.4861	5555.1486	TRA
		116.12	SETHUB	3	5055.4685	5440.9015	TRA
		111.24	SETHUB	4	4970.7972	5414.6361	TRA
		97.00	SETHUB	5	4855.3538	5307.8891	TRA
		89.71	SETHUB	6	4894.3740	5205.0746	TRA
		98.05	SETHUB	7	4975.9744	5230.1916	TRA
		107.33	SETHUB	8	5024.1248	5317.9713	TRA
		114.48	SETHUB	9	5117.7504	5355.9043	TRA
		121.34	SETPK	10	5226.5126	5412.3517	TRA
		80.20	7AHUB	11	4953.3925	5090.5051	SS
		130.32	HYD***	12	5370.8370	5423.1479	SS
		126.69	CORCEM	13	5367.0816	5415.8562	SS
		128.30	CORCEM	14	5340.9019	5444.9036	SS
		128.45	POLE**	15	5335.2985	5446.4277	SS
		129.96	FNDDHSB*	16	5335.5064	5448.8136	SS
		128.82	EPDRPC	17	5308.6259	5474.5928	SS
		128.91	EPDRPC	18	5300.4937	5482.1908	SS
		129.11	ENDCURB	19	5319.9893	5477.2780	SS
		126.68	EP	20	5281.4245	5466.8776	SS
		126.39	EP	21	5288.2007	5458.1720	SS
		124.99	@FNC	22	5302.7643	5428.2916	SS
		122.72	EPBS	23	5255.7222	5432.3620	SS
		123.53	@FNC	24	5279.6065	5413.2613	SS
		129.46	ENDCURB	25	5303.7203	5492.5184	SS
		129.77	EP@CURB	26	5275.4182	5519.5325	SS
		129.89	POLE**	27	5270.4592	5514.3693	SS
		129.90	ENDCRB**	28	5250.6129	5542.9287	SS
		129.30	EPDR	29	5223.5357	5549.8326	SS
		128.10	EPPI***	30	5194.4676	5530.2063	SS
		128.90	CORGAR	31	5184.4091	5549.1480	SS
		129.10	CORGAR	32	5197.0820	5562.3548	SS
		233.95	DRIPDEG	33	5181.4223	5579.0484	SS
		128.85	GND	34	5182.0159	5578.9244	SS
		129.71	EP@CURB	35	5196.7411	5595.2769	SS
		129.71	EP@CURB	36	5167.8513	5622.8626	SS
		129.77	POLE**	37	5165.4408	5619.8734	SS
		132.14	TOPPOST	38	5136.8525	5633.9074	SS
		132.45	TOPPOST	39	5096.0070	5669.9312	SS

JOB #12 696 BENNET [6672]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-01-2025			14:06:27		D:...\BMHOME13		
		130.05	SIGN**	40	5178.7491	5610.1152	SS
		129.61	ENDCURB	41	5220.1441	5572.2625	SS
		129.35	EP***	42	5218.4152	5561.6732	SS
		129.07	EPDRPC	43	5206.9511	5555.6547	SS
		128.96	EPDRPT	44	5202.1759	5557.0538	SS
		128.77	CORHSE	45	5198.5141	5524.9406	SS
		131.21	CORPRCH	46	5221.2730	5512.2912	SS
		128.98	CORHSE	47	5227.8110	5497.2470	SS
		129.37	ENDCURB	48	5238.7602	5554.3095	SS
		129.34	ENDCRB**	49	5250.5905	5542.9869	SS
		127.73	CLGATE	50	5190.4088	5529.5158	SS
		125.95	BSSTPS	51	5185.6786	5527.2129	SS
		125.61	BS	52	5171.4943	5538.8576	SS
		122.94	ENDTRLLS	53	5149.0991	5507.8039	SS
		123.11	EPPC	54	5261.0790	5451.8000	SS
		122.35	EPPT	55	5249.9905	5451.8975	SS
		122.25	CORGAR	56	5238.0703	5467.1971	SS
		121.96	CORGAR	57	5219.7344	5448.3389	SS
		121.80	EPPT	58	5231.4085	5437.8357	SS
		121.66	EPPC	59	5231.8147	5428.3774	SS
		121.29	EPCOR	60	5221.9111	5420.1213	SS
		121.22	@CHLKFNC	61	5247.3871	5392.3795	SS
		119.54	@CHLKFNC	62	5217.6352	5372.7444	SS
		119.35	ENDFC@FC	63	5201.2170	5361.5177	SS
		112.90	FNDDH	64	5107.4379	5302.4704	SS
		115.24	@FNCPST	65	5158.1265	5335.3429	SS
		122.58	COR***	66	5199.9208	5462.0824	SS
		122.77	COR***	67	5188.2969	5473.3912	SS
		95.85	FNDIPIN	68	4962.0957	5216.3344	SS
		120.16	CORFNC	69	5082.6738	5488.9204	SS
		117.73	CORPOST*	70	5020.3787	5476.4923	SS
		117.78	FND2IP**	71	5020.8381	5476.4944	SS
		115.78	BASEIPIN	72	5026.6993	5452.8716	SS
		110.50	BASEIP**	73	4925.4427	5429.3773	SS
		100.88	SETPK	74	4713.3561	5585.7818	SS
		101.47	BASEIP**	75	4824.6414	5379.9144	SS
		93.52	SETSPK**	76	4734.7365	5347.2915	SS
		76.82	BASEIP**	77	4754.1469	5099.0794	SS
		96.40	IPIN	78	4962.1559	5216.3907	SS
		80.18	HUB	79	4953.3992	5090.5055	SS
		81.66	IP	80	4828.0245	5139.8219	SS
			FNDIPIN	81	4962.1267	5216.3634	TRA
			FNDIP	82	5081.1666	5078.7248	TRA
			fndip**	83	4928.5909	5652.9437	SS
			fndip**	84	4639.1998	5516.1119	SS
			endwll**	85	4520.1910	5454.8106	SS
			endwll**	86	4421.1983	5402.3476	SS
			fndip**	87	4066.8325	5211.4947	SS
			offset	88	4726.0435	5337.3778	TRA
			fndip	89	4726.0769	5337.5240	TRA
			IPINUSE	90	4962.1249	5216.3617	TRA
			CALCOR	91	5064.1632	5274.7026	TRA
			CALCOR	92	4840.3192	5146.8344	INT
			CALCOR	93	4827.6692	5140.5541	INT
			CALCOR	94	4839.9550	5147.4857	INT
			CALCOR	95	4959.0571	5392.6736	TRA
			CALCOR	96	5010.8279	5472.2157	INT
			cal cor	97	5026.6522	5452.8496	TRA

JOB #12 696 BENNET [6672]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-01-2025			14:06:27		D:...\BMHOME13		
			cal cor	98	5183.1293	5592.1520	TRA
		79.78	SETPK7B	99	4997.3534	5001.9906	
		80.19	SETHUB7A	100	4953.3926	5090.5051	TRA
		77.31	CTCHBAS	101	4957.2108	4982.6243	SS
		75.52	TOP12CMP	102	4964.6725	5002.7622	SS
		77.66	FNDIP**	103	4972.8123	4996.5823	SS
		76.70	A2	104	4978.6085	5017.2490	SS
		76.93	A3	105	4972.1038	5036.9694	SS
		93.73	FNDIPIN*	106	5080.8177	5087.0366	SS
		92.45	EP@RKS	107	5081.1763	5078.7224	SS
		91.37	ENDRKS	108	5071.1759	5081.5730	SS
		89.52	EP@PTCH	109	5063.0177	5063.3195	SS
		84.73	EP	110	5035.5241	5039.1626	SS
		81.05	EP***	111	5009.8771	5016.6361	SS
		81.37	SMH	112	5020.9156	5008.7045	SS
		85.30	POLE***	113	5058.5280	5017.3364	SS
		84.06	FNDIP***	114	5060.6851	5014.7289	SS
		78.41	EP***	115	4974.2415	4985.3318	SS
		98.05	3SETHUB	116	4975.9744	5230.1916	SS
		81.69	FNDIP***	117	4828.0459	5139.8236	SS
		80.80	CORCHLK	118	4830.2300	5135.2541	SS
		75.86	ENDFNC*	119	4882.8710	5078.5365	SS
		76.24	A8END	120	4880.3587	5083.4902	SS
		76.07	A7	121	4882.2864	5092.6979	SS
		76.28	A6	122	4898.2083	5092.1922	SS
		76.44	A5	123	4931.6746	5080.5521	SS
		76.57	A4	124	4949.3260	5054.1216	SS
			CALCOR	125	5064.1632	5274.7026	INT
				126	4883.3564	5333.7823	INT
			ipinpete	127	5064.0800	5274.6012	TRA
				130	4961.8945	5216.6757	INT
			setip	131	4989.4678	5461.0086	TRA
			setip	132	5086.3860	5288.9451	TRA
			setip	133	4845.0754	5390.3410	SS
			pffset	134	4845.3640	5390.3361	SS
				135	4845.2931	5390.4871	INT
				136	4845.1159	5390.3061	TRA
				137	4845.3218	5390.4443	INT
				138	4906.3187	5299.3498	TRA
				139	4844.9538	5390.5216	INT
				140	4973.3468	4995.5801	INT
			01282	150	5335.4568	5448.8240	
			01282	151	5064.1537	5274.6506	TRA
			01282	152	4959.0817	5392.6500	TRA
			01282	153	5183.1312	5592.1539	TRA
			01282	154	5335.5064	5448.8136	TRA
			cal cor	155	5107.5067	5302.5160	TRA
			cal cor	156	5183.1293	5592.1520	INT
			cal cor	157	4827.6732	5140.5462	INT
				200	5335.5064	5448.8136	
				201	5183.1093	5592.1745	TRA
				202	5096.0072	5669.9313	TRA
				203	5002.2838	5682.5569	TRA
				204	4929.2859	5653.0926	TRA
				205	4838.1584	5609.1707	TRA
				206	5020.8144	5476.6837	TRA
				207	5026.6471	5452.8572	TRA
				208	4925.3771	5429.1408	TRA

JOB #12 696 BENNET [6672]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-01-2025				14:06:27		D:...\BMHOME13	
			lc	210	5086.4658	5289.0150	TRA
			lc	211	4989.4822	5461.0755	TRA
			lc	212	4815.4258	5376.3423	INT
			lc	213	4852.9142	5394.3442	INT
			lc	214	4845.1929	5390.6364	TRA
			lc	215	4906.4225	5299.4195	TRA
				216	5043.9724	5053.2369	TRA
				217	5042.7131	5054.6096	INT
				218	4909.8201	5199.4773	INT
				219	4917.4363	5191.1748	INT
				220	4907.3597	5215.7767	INT
				221	4909.3062	5214.5940	INT
				250	5020.8101	5476.6819	
				251	4929.2816	5653.0909	TRA
				252	4837.9402	5609.1291	TRA
				253	4735.9213	5560.0282	TRA
				254	4822.6566	5379.8145	TRA
				255	4925.3771	5429.1408	TRA
				256	4824.6621	5380.0559	TRA
				257	4821.9572	5379.6923	TRA
				258	4962.6078	5141.9331	TRA
				259	4889.9899	5129.7669	TRA
				260	4870.3482	5164.6123	TRA
				261	4917.4505	5191.1630	TRA
				300	4408.4811	5400.9396	
				301	4296.2986	5345.7572	TRA
				302	4397.8597	5173.4629	TRA
				303	4288.8551	5112.3646	TRA
				304	4187.2940	5284.6590	TRA
				305	3866.3335	5090.6504	TRA
				306	3986.1054	4891.0710	TRA
				307	4114.2919	4681.5774	TRA
				308	4173.6148	4720.1308	TRA
				309	4309.4495	4808.4084	TRA
				310	4452.1667	4907.0872	TRA
				311	4516.5758	4950.3321	TRA
				312	4397.8476	5173.4603	TRA
				313	4066.3775	5211.5695	TRA
				350	3866.3335	5090.6504	
				351	4188.4900	5282.5883	TRA
				352	4496.4915	5221.3501	INT
				353	4288.9515	5109.6505	TRA
				354	4399.7578	5167.5034	TRA
				355	4231.4442	5308.1801	TRA
				356	4407.9138	5174.9389	INT
				357	4320.0218	5354.5913	TRA
				358	4314.3401	5350.1185	TRA
				359	4921.3695	5429.2148	TRA
				360	4833.4774	5608.8672	TRA
				361	4297.8774	5342.9885	TRA
				362	4822.5606	5380.8741	TRA
				363	4408.5995	5401.0025	TRA
				364	4728.2431	5334.7308	TRA
				365	4624.9430	5284.1929	TRA
				366	4608.7743	5276.2826	TRA
				367	4520.8822	5455.9350	TRA
				368	4537.0509	5463.8453	TRA
				369	4640.3511	5514.3832	TRA

JOB #12 696 BENNET [6672]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-01-2025				14:06:27		D:...\BMHOME13	
				370	4734.6686	5560.5266	TRA
				400	4333.8257	4260.1714	
				401	4235.8434	4398.4572	TRA
				402	4215.6087	4427.0151	TRA
				403	4182.5911	4485.4066	TRA
				404	4165.5814	4519.5435	TRA
				405	4130.0769	4590.7978	TRA
				406	4103.4335	4674.5207	TRA
				407	4173.6148	4720.1308	TRA
				408	4309.4495	4808.4084	TRA
				409	4340.0311	4829.5535	TRA
				410	4452.1667	4907.0872	TRA
				411	4559.8307	4979.3739	TRA
				412	4613.1228	5013.7548	TRA
				413	4684.3469	5059.7046	TRA
				414	4754.1469	5099.0794	TRA
				415	4839.9555	5147.4849	TRA
				416	4973.3446	4995.5770	TRA
				417	5079.7706	5086.5358	TRA
				418	4872.6401	5113.4057	TRA
				419	4863.5909	4958.6701	PT
				420	4832.3144	4960.4992	TRA
				421	4826.7639	4960.8238	TRA
				422	4818.0066	4811.0797	TRA
				423	4739.0312	4938.6057	TRA
				424	4765.3563	4896.0971	TRA
				425	4719.7955	4867.8818	TRA
				426	4796.8386	4743.4759	TRA
				427	4812.6127	4753.0457	TRA
				428	4899.8277	4611.7559	TRA
				429	4722.1773	4502.0962	TRA
				430	4700.7932	4488.8963	TRA
				431	4588.8969	4419.1943	TRA
				432	4459.1421	4338.3679	TRA
				433	4333.7670	4260.2697	TRA
				434	4459.4893	4912.0037	TRA
			PETE	500	5233.6645	5383.5064	TRA
			PETE	501	5107.4379	5302.4704	TRA
			cal cor	502	5064.1624	5274.7038	INT
			PETE	503	4962.0656	5216.3796	TRA
			PETE	504	4827.9531	5139.7927	TRA
			PETE	505	4840.4404	5146.9238	TRA
			PETE	506	5315.0227	5290.2466	TRA
			PETE	507	5201.5438	5192.1520	TRA
			PETE	508	5080.8651	5087.0931	TRA
			PETE	509	5335.4032	5448.8215	TRA
				550	5000.0000	5000.0000	
				551	5021.0409	5013.5011	TRA
				552	5249.0402	5159.7992	TRA
				553	5096.6629	5303.1372	TRA
				554	4940.1855	5163.8352	TRA
				555	4934.3429	5187.6695	TRA
				556	4903.0149	5172.0631	TRA
				557	4999.9984	5000.0037	TRA
				558	5136.6811	5555.5657	TRA
				559	5072.5752	5523.6305	TRA
				560	4992.3910	5485.1261	TRA
				561	5053.6198	5393.9107	TRA

JOB #12 696 BENNET [6672]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-01-2025-----				14:06:27	----------D:...\BMHOME13		
				562	5109.3532	5310.8819	TRA
				563	5211.3615	5369.1962	TRA
				564	5233.6649	5383.5074	TRA
		114.32	gnd	600	5071.7452	5396.8664	SS
		114.60	edglwn	601	5026.2371	5432.9293	SS
		112.99	edglwn	602	5003.6670	5424.9500	SS
		114.50	@fnc	603	4974.8258	5453.8899	SS
		113.06	@fnc	604	4955.7033	5444.1392	SS
		111.88	@fnc	605	4938.7142	5435.9363	SS
		108.01	@fnc	606	4891.3140	5412.5740	SS
		105.91	woods	607	4895.3075	5379.1603	SS
		105.97	woods	608	4907.7755	5364.9216	SS
		104.51	woods	609	4927.4909	5333.1602	SS
		106.16	woods	610	4961.3369	5336.2851	SS
		107.66	edglwn	611	5004.2871	5335.3705	SS
		109.05	edglwn	612	4994.4755	5363.2049	SS
		109.89	edglwn	613	4983.3356	5386.6790	SS
		111.60	lawn	614	5010.1712	5401.5868	SS
		110.97	lawn	615	5029.9562	5373.6320	SS
		110.81	lawn	616	5048.4036	5346.2469	SS
		108.82	woods	617	4939.2425	5396.8952	SS
		108.06	woods	618	4947.8378	5374.2340	SS
		107.24	woods	619	4961.3655	5350.8395	SS
		120.29	cldr***	620	5207.4132	5402.1359	SS
		118.84	cldr***	621	5177.8307	5386.8901	SS
		118.39	cldr***	622	5166.8102	5382.6989	SS
		116.90	@fnc	623	5176.2935	5345.6752	SS
		115.45	@fnc	624	5152.9841	5332.7515	SS
		115.02	@fnc	625	5129.0338	5319.0844	SS
		111.85	@fnc	626	5104.6637	5301.3418	SS
		108.95	@fnc	627	5077.5055	5283.2798	SS
		109.74	edglwn	628	5061.3048	5321.3163	SS
		111.87	edglwn	629	5084.5532	5333.0387	SS
		115.47	edglwn	630	5138.8285	5359.5441	SS
		117.74	lawn	631	5137.4431	5397.3874	SS
		118.37	lawn	632	5118.5800	5422.2191	SS
		116.04	@garden	633	5088.4192	5413.4391	SS
		118.09	lawn	634	5096.6504	5445.9143	SS
		119.66	coredgln	635	5089.3865	5473.2963	SS
		118.70	edglwn	636	5080.3341	5460.6523	SS
		116.74	edglwn	637	5054.2460	5454.4440	SS
		119.69	endfnc	638	5104.9548	5464.5333	SS
		119.92	6"apple	639	5132.3062	5439.0905	SS
		119.98	4"apple	640	5160.6093	5414.3177	SS
		119.91	4"apple	641	5167.0098	5406.2282	SS
		93.99	edglwnts	642	5050.9056	5119.4211	SS
		94.24	edglwnts	643	5039.6817	5131.8433	SS
		94.72	edglwnts	644	5032.2118	5140.7647	SS
		94.34	@fncts	645	5018.1636	5158.7933	SS
		95.49	@fncts	646	4992.4110	5190.7920	SS
		96.88	@fncts	647	4977.9696	5209.2585	SS
		93.26	@bldrs!!	648	4978.3605	5186.4082	SS
		92.54	gndts	649	4992.6312	5163.9505	SS
		90.51	gnd	650	5017.6018	5136.7343	SS
		90.01	@bldr	651	5023.8392	5127.6937	SS
		88.94	bs	652	5035.7407	5108.4938	SS
		89.44	bs	653	5045.4838	5095.9140	SS
		87.98	bs?	654	5048.7826	5084.6434	SS

JOB #12 696 BENNET [6672]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-01-2025				14:06:27		D:...\BMHOME13	
		84.82	gnd	655	5032.8607	5068.6826	SS
		81.33	gnd	656	5014.5373	5045.4189	SS
		80.13	gnd	657	4999.2967	5036.2094	SS
		77.86	bs	658	4987.4812	5031.0203	SS
		77.83	gnd	659	4977.8310	5046.5180	SS
		82.14	gnd	660	5000.5783	5071.2852	SS
		85.47	gnd	661	5018.2747	5092.7223	SS
		86.29	gnd	662	5003.7284	5108.9243	SS
		83.81	gnd	663	4989.2060	5092.1228	SS
		82.28	20"oak	664	4967.5414	5092.5083	SS
		78.77	@rock	665	4963.7170	5066.9701	SS
		77.82	24"oak	666	4949.5966	5068.8350	SS
		77.53	@rock	667	4931.4029	5089.8289	SS
		82.90	gnd	668	4952.9226	5115.5407	SS
		88.24	gnd	669	4979.3142	5138.8774	SS
		90.03	gnd	670	4969.8343	5160.9826	SS
		92.22	30"oak	671	4969.0173	5177.5641	SS
		86.34	@bldr	672	4947.5213	5148.0262	SS
		81.48	gnd	673	4927.2490	5124.3798	SS
		78.14	@1of3***	674	4912.2483	5104.6876	SS
		77.92	@fnc	675	4849.9612	5114.3307	SS
		78.89	@rock	676	4886.5220	5117.5165	SS
		82.14	gnd	677	4905.6040	5141.6545	SS
		86.62	gnd	678	4924.7197	5163.1083	SS
		90.85	gnd	679	4948.5972	5180.1269	SS
		94.61	trp18map	680	4952.3353	5206.4403	SS
		90.87	dbldead	681	4922.7143	5189.0503	SS
		85.32	gnd	682	4908.3118	5162.3769	SS
		82.44	gnd	683	4882.6052	5149.0649	SS
		79.95	gnd	684	4859.4052	5132.6647	SS
		84.14	20"oak	685	4851.2115	5156.8862	SS
		86.05	edge	686	4869.3814	5179.1497	SS
		86.18	30"oak**	687	4884.5496	5172.9654	SS
		89.94	24"oak**	688	4907.2947	5193.4228	SS
		91.43	gnd	689	4887.3137	5225.5009	SS
		93.07	gnd	690	4874.0234	5252.9761	SS
		94.89	gnd	691	4863.9918	5277.6279	SS
		99.09	gnd	692	4840.6483	5342.3203	SS
		99.53	@bldr5d	693	4838.2846	5351.1430	SS
		99.79	gnd	694	4825.1399	5361.1455	SS
		102.13	gnd	695	4847.8140	5377.9647	SS
		103.34	@fnc	696	4845.9189	5390.5625	SS
		102.09	gnd	697	4848.2403	5377.7580	SS
		102.16	gnd	698	4866.6547	5349.5537	SS
		101.50	gnd	699	4881.4744	5332.2537	SS
		101.53	gnd	700	4892.9446	5324.1320	SS
		104.41	gnd	701	4924.3647	5336.6129	SS
		106.64	gnd	702	4952.8251	5346.7971	SS
		108.07	gnd	703	4985.9397	5348.3144	SS
		106.80	gnd	704	5002.0398	5321.5420	SS
		105.29	gnd	705	4968.5206	5318.0267	SS
		103.68	gnd	706	4942.2051	5316.4276	SS
		100.26	gnd	707	4900.2235	5306.9314	SS
		98.79	28"chrry	708	4882.7720	5296.7887	SS
		100.28	gnd	709	4917.3434	5296.1039	SS
		102.12	ts12d*	710	4925.9325	5299.8956	SS
		102.02	gnd	711	4949.3850	5292.8269	SS
		102.67	edgwds	712	4969.7259	5286.5269	SS

JOB #12 696 BENNET [6672]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-01-2025-----14:06:27----------D:...\BMHOME13							
		98.41	edgwds	713	4940.5352	5259.4519	SS
		97.85	gnd	714	4910.0786	5275.9170	SS
		96.63	gnd	715	4897.5915	5266.2948	SS
		95.69	gnd	716	4919.8436	5245.5565	SS
		87.37	edglwn**	717	4736.8080	5319.6734	SS
		86.86	edglwn	718	4745.0973	5297.6593	SS
		86.07	edglwn	719	4761.2100	5262.6943	SS
		84.95	edglwn	720	4777.9256	5230.5600	SS
		84.39	edglwn	721	4794.3331	5199.8851	SS
		84.10	edglwn	722	4801.9345	5187.1157	SS
		83.71	edglwn	723	4808.1583	5176.9022	SS
		90.67	bs	724	4749.5955	5340.2210	SS
		92.58	ts	725	4739.3998	5347.5526	SS
		94.18	ts	726	4763.8641	5360.3635	SS
		91.78	bs	727	4766.1028	5340.7551	SS
		93.03	gnd	728	4787.7325	5327.8293	SS
		95.23	24"maple	729	4813.6344	5318.3053	SS
		92.77	gnd	730	4814.3030	5289.6508	SS
		90.82	gnd	731	4820.4669	5264.6992	SS
		90.47	gnd	732	4830.4194	5251.2005	SS
		90.21	gnd	733	4834.4726	5247.8676	SS
		90.34	6"sumac	734	4849.8042	5237.4273	SS
		91.27	gnd	735	4858.9700	5245.0832	SS
		96.26	16"mapln	736	4854.6423	5296.2308	SS
		97.24	gnd	737	4822.5572	5335.1703	SS
		95.95	gnd***	738	4786.3790	5366.1383	SS
		97.87	gnd***	739	4801.4450	5369.8901	SS
		94.83	@clumpch	740	4800.4277	5331.2563	SS
				800	5054.6612	5477.7844	TRA
				801	5174.8378	5345.7195	TRA
				802	5072.1601	5458.5545	TRA
				803	4925.3106	5182.5910	TRA
				804	5022.9506	5037.7917	TRA
				805	5042.7131	5054.6096	INT
				806	5025.1711	5073.7323	TRA
				807	5006.7484	5056.8325	TRA
				808	4976.8941	5229.9106	RP
				809	4962.1703	5243.4461	TRA
				810	4917.9989	5284.0526	TRA
				811	4864.6740	5256.5489	TRA
				812	4891.3526	5204.8238	TRA
				813	4980.2275	5250.6633	TRA
				814	4906.5368	5183.0639	TRA
				815	4759.9780	5271.7956	TRA
				816	4876.9498	5263.1618	TRA
				817	4882.9341	5408.5593	TRA
				818	4909.3612	5346.6868	TRA
				819	4882.8631	5408.7256	INT
				820	4930.3678	5290.4843	INT
				821	4979.0898	5227.0322	INT
				822	4966.9093	5242.8952	TRA
				823	4903.4526	5211.3463	TRA
				824	4909.1496	5200.2081	INT
				825	4898.2616	5221.4952	TRA
				826	5055.2658	5301.8009	TRA
				827	4988.3230	5306.0146	PT
				828	4911.5698	5197.5699	INT
				900	5022.3034	5014.3112	TRA

JOB #12 696 BENNET [6672]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-01-2025				14:06:27		D:...\BMHOME13	
				901	5043.3443	5027.8123	TRA
				902	5271.3436	5174.1103	TRA
				903	5118.9663	5317.4484	TRA
				904	4962.4889	5178.1464	TRA
				905	4956.6516	5201.9717	TRA
				906	4925.3237	5186.3653	TRA
				907	5022.3071	5014.3059	TRA
				908	4925.3199	5186.3705	TRA
				909	4861.7690	5154.7117	TRA
				910	4861.2141	5154.4353	TRA
				911	4780.7864	5115.8140	TRA
				912	4897.8660	4941.8655	TRA
				913	4999.8743	5000.1799	TRA
				914	5022.1776	5014.4910	TRA
				915	4903.6394	5143.6679	TRA
				916	4786.4369	5317.7988	TRA
				917	4764.1440	5307.0938	TRA
				918	4667.5671	5264.8044	TRA
				919	4769.1613	5067.8311	TRA
				920	4781.4503	5074.7645	TRA
				921	4914.8394	4922.8566	TRA
				922	5022.3113	5014.3151	TRA
				923	4903.6394	5143.6679	TRA
				924	4847.8021	5226.6269	TRA
				925	4858.9341	5118.4381	TRA
				926	4811.8318	5091.8874	TRA
				927	4831.4735	5057.0420	TRA
				928	4904.0932	5069.1976	TRA
				929	4984.1985	4981.8741	TRA
				930	5022.2995	5014.2981	TRA

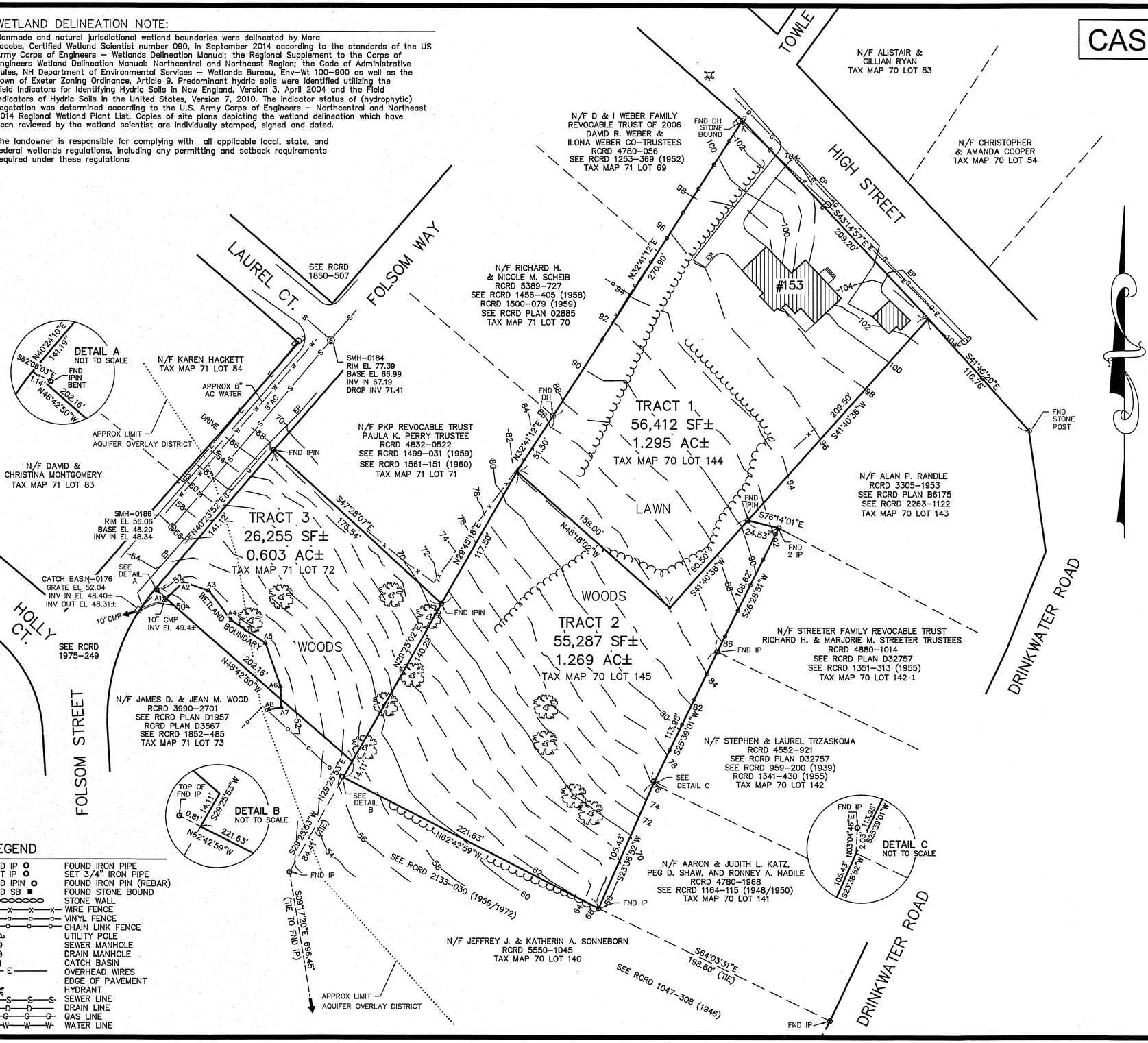
Point#, Start#-End# or G#= 4-

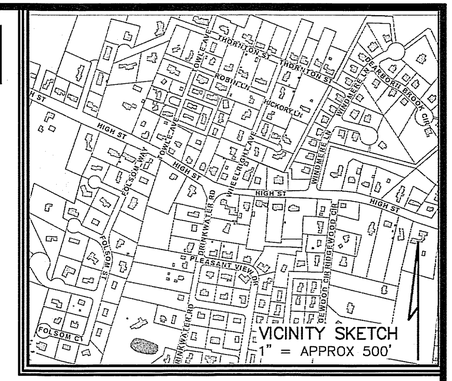
CASE #21526

WETLAND DELINEATION NOTE:

Manmade and natural jurisdictional wetland boundaries were delineated by Marc Jacobs, Certified Wetland Scientist number 090, in September 2014 according to the standards of the US Army Corps of Engineers – Wetlands Delineation Manual; the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region; the Code of Administrative Rules, NH Department of Environmental Services – Wetlands Bureau, Env-Wt 100-900 as well as the Town of Exeter Zoning Ordinance, Article 9. Predominant hydric soils were identified utilizing the Field Indicators for Identifying Hydric Soils in New England, Version 3, April 2004 and the Field Indicators of Hydric Soils in the United States, Version 7, 2010. The indicator status of (hydrophytic) vegetation was determined according to the U.S. Army Corps of Engineers – Northcentral and Northeast 2014 Regional Wetland Plant List. Copies of site plans depicting the wetland delineation which have been reviewed by the wetland scientist are individually stamped, signed and dated.

The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations


TOWLE
N/F ALISTAIR & GILLIAN RYAN TAX MAP 70 LOT 53
HIGH STREET
N/F CHRISTOPHER & AMANDA COOPER TAX MAP 70 LOT 54
N/F D & I WEBER FAMILY REVOCABLE TRUST OF 2006 DAVID R. WEBER & ILONA WEBER CO-TRUSTEES RCRD 4780-056 SEE RCRD 1253-369 (1952) TAX MAP 71 LOT 69
FND DH STONE BOUND
#153
S43°14'57"E 209.20'
S41°45'20"E 116.76'
FND STONE POST
N/F RICHARD H. & NICOLE M. SCHEIB RCRD 5389-727 SEE RCRD 1456-405 (1958) RCRD 1500-079 (1959) SEE RCRD PLAN 02885 TAX MAP 71 LOT 70
N32°41'12"E 270.90'
TRACT 1 56,412 SF± 1.295 AC± TAX MAP 70 LOT 144
N32°41'12"E 51.50'
S41°40'36"W 209.50'
LAWN
N/F ALAN P. RANDLE RCRD 3305-1953 SEE RCRD PLAN B6175 SEE RCRD 2263-1122 TAX MAP 70 LOT 143
FND IPIN
S76°14'01"E 24.53'
FND 2 IP
N48°18'02"W 158.00'
S41°40'36"W 90.50'
S26°28'51"W 106.62'
WOODS
TRACT 2 55,287 SF± 1.269 AC± TAX MAP 70 LOT 145
N/F STREETER FAMILY REVOCABLE TRUST RICHARD H. & MARJORIE M. STREETER TRUSTEES RCRD 4880-1014 SEE RCRD PLAN D32757 SEE RCRD 1351-313 (1955) TAX MAP 70 LOT 142-1
DRINKWATER ROAD
N29°45'18"E 117.50'
N29°25'02"E 140.29'
S25°39'01"W 113.85'
N/F STEPHEN & LAUREL TRZASKOMA RCRD 4552-921 SEE RCRD PLAN D32757 SEE RCRD 959-200 (1939) RCRD 1341-430 (1955) TAX MAP 70 LOT 142
SEE DETAIL C
DETAIL C NOT TO SCALE
FND IPIN N03°10'46"E 2.03' S25°39'01"W 113.95' S23°38'52"W 105.43'
N/F AARON & JUDITH L. KATZ, PEG D. SHAW, AND RONNEY A. NADILE RCRD 4780-1968 SEE RCRD 1164-115 (1948/1950) TAX MAP 70 LOT 141
FND IP
S23°38'52"W 105.43'
N/F PKP REVOCABLE TRUST PAULA K. PERRY TRUSTEE RCRD 4832-0522 SEE RCRD 1499-031 (1959) SEE RCRD 1561-151 (1960) TAX MAP 71 LOT 71
FND DH
FND IPIN
N/F JEFFREY J. & KATHERIN A. SONNEBORN RCRD 5550-1045 TAX MAP 70 LOT 140
S84°03'31"E 198.60' (TIE)
SEE RCRD 1047-308 (1946)
S09°17'20"E 696.45' (TIE TO FND IP)
SEE RCRD 2133-030 (1956/1972)
N62°42'59"W 221.63'
S29°25'53"W 84.41' (TIE)
N29°25'53"E 14.17'
DETAIL B NOT TO SCALE
TOP OF FND IP
0.81'
S29°26'53"W 14.11'
N62°42'59"W 221.63'
LAUREL CT.
FOLSOM WAY
SEE RCRD 1850-507
SMH-0184 RIM EL 77.39 BASE EL 66.99 INV IN 67.19 DROP INV 71.41
N/F KAREN HACKETT TAX MAP 71 LOT 84
APPROX 6" AC WATER
DRIVE
APPROX LIMIT AQUIFER OVERLAY DISTRICT
DETAIL A NOT TO SCALE
N40°24'10"E 141.19'
S82°06'03"E 1.14'
FND IPIN BENT
N48°42'50"W 202.16'
N/F DAVID & CHRISTINA MONTGOMERY TAX MAP 71 LOT 83
SMH-0186 RIM EL 56.06 BASE EL 48.20 INV IN EL 48.34
N40°23'52"E 141.12'
S47°28'07"E 175.54'
TRACT 3 26,255 SF± 0.603 AC± TAX MAP 71 LOT 72
SEE DETAIL A
CATCH BASIN-0176 GRATE EL 52.04 INV IN EL 48.40± INV OUT EL 48.31±
10" CMP
10" CMP INV EL 49.4±
WETLAND BOUNDARY
N48°42'50"W 202.16'
HOLLY CT.
SEE RCRD 1975-249
FOLSOM STREET
N/F JAMES D. & JEAN M. WOOD RCRD 3990-2701 SEE RCRD PLAN D1957 RCRD PLAN D3567 SEE RCRD 1852-485 TAX MAP 71 LOT 73
SEE DETAIL B
APPROX LIMIT AQUIFER OVERLAY DISTRICT



OWNER OF RECORD

SOJA PARK-BENNETT REVOCABLE TRUST
153 HIGH STREET, EXETER, NH 03833

TOTAL AREA: 3.167 ACRES±

- TRACT 1: 1.295 AC± (56,412 SF±) RCRD 3708-1263 TAX MAP 70 LOT 144
- TRACT 2: 1.269 AC± (55,287 SF±) RCRD 5486-2479 TAX MAP 70 LOT 145
- TRACT 3: 0.603 AC± (26,255 SF±) RCRD 5486-2479 TAX MAP 71 LOT 72

NOTES

1. THIS IS AN EXISTING CONDITIONS PLAN FOR SUBDIVISION DESIGN ONLY AND IS NOT FOR RECORDING PURPOSES.
2. TOPOGRAPHIC DATUM IS PER PUBLIC WORKS SEWER RECORDS.
3. SEWER AND DRAINAGE INFORMATION IS BASED ON INFORMATION PROVIDED BY TOWN OF EXETER PUBLIC WORKS AND ASSUMES NO ADJUSTMENT FOR REPAVING SINCE ORIGINAL SURVEY.
4. ZONING CLASS: R2 WITH
   WETLAND DISTRICT OVERLAY
   AQUIFER DISTRICT OVERLAY
   HISTORIC DISTRICT OVERLAY
5. APPROXIMATE AQUIFER OVERLAY DISTRICT BOUNDARY IS SCALED FROM ROCKINGHAM PLANNING COMMISSION MAPPING.
6. SUBJECT PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.

LEGEND

FND IP	FOUND IRON PIPE
SET IP	SET 3/4" IRON PIPE
FND IPIN	FOUND IRON PIN (REBAR)
FND SB	FOUND STONE BOUND
	STONE WALL
-x-x-x-	WIRE FENCE
-▫-▫-▫-	VINYL FENCE
-o-o-o-	CHAIN LINK FENCE
	UTILITY POLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
E	OVERHEAD WIRES
	CATCH BASIN
EP	EDGE OF PAVEMENT
	HYDRANT
-S-S-S-	SEWER LINE
-D-D-	DRAIN LINE
-G-G-G-	GAS LINE
-W-W-W-	WATER LINE

EXISTING CONDITIONS PLAN
FOR
SOJA PARK-BENNETT REVOCABLE TRUST
IN
EXETER, NH

SCALE: 1"=40' SEPTEMBER 23, 2015

STANDARD URBAN PROPERTY SURVEY
TAX MAP 70 LOTS 144 & 145
TAX MAP 71 LOT 72
PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
(603) 929-7404

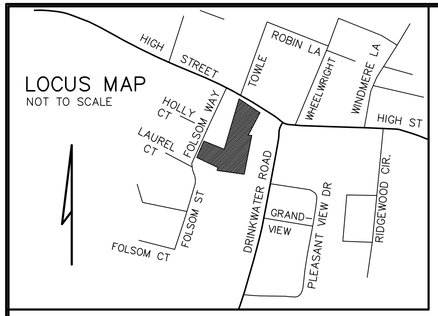
GRAPHIC SCALE

40 0 20 40 80 160

1 INCH = 40 FEET

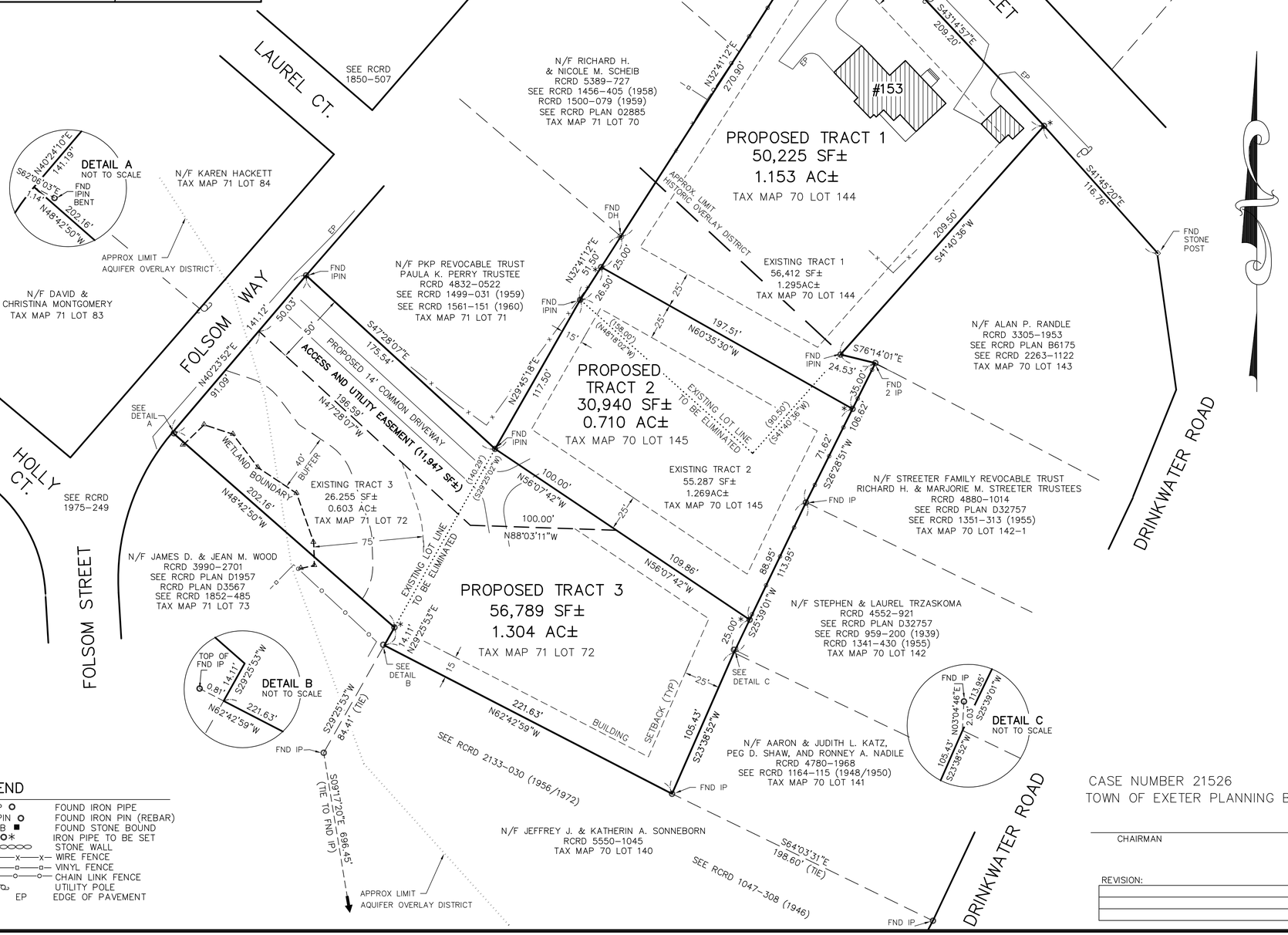
696 EXISTING CONDITIONS

Z:\Working\Shared Files\Altus Documents\4700-4749\4725 hamel subdivision exeter\recd tocky\696 EXISTING CONDITIONS PLAN 9-24-15.dwg, Layout1, 12/11/2015 3:06:21 PM



ADDITIONAL REFERENCES

RCRD PLAN C13132	RCRD 1208–317
RCRD PLAN 01720	RCRD 1201–075
RCRD PLAN 01282	RCRD 959–200
RCRD PLAN 02885	RCRD 877–228
RCRD PLAN 1397	RCRD 666–219
RCRD PLAN 1435–258	RCRD 599–427
RCRD PLAN 1850–508	RCRD 593–466
RCRD 1731–363	RCRD 500–285
RCRD 1624–179	RCRD 455–312
RCRD 1400–151	RCRD 439–459
RCRD 1431–416	RCRD 299–015
RCRD 1341–430	



LEGEND

FND IP	FOUND IRON PIPE
FND IPIN	FOUND IRON PIN (REBAR)
FND SB	FOUND STONE BOUND
	IRON PIPE TO BE SET
	STONE WALL
	WIRE FENCE
	VINYL FENCE
	CHAIN LINK FENCE
	UTILITY POLE
EP	EDGE OF PAVEMENT

CASE NUMBER 21526
TOWN OF EXETER PLANNING BOARD

CHAIRMAN _____ DATE _____

REVISION:

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433–2335 www.ALTUS–ENG.com

OWNER OF RECORD

SOJA PARK–BENNETT REVOCABLE TRUST
153 HIGH STREET, EXETER, NH 03833
TOTAL AREA: 3.167 ACRES±

	EXISTING	PROPOSED
TRACT 1	1.295 AC± (56,412 SF±) TAX MAP 70 LOT 144 RCRD 3708–1263 SEE RCRD 1023–218 SEE RCRD 1367–134	1.153 AC± (50,225 SF±) TAX MAP 70 LOT 144
TRACT 2	1.269 AC± (55,287 SF±) TAX MAP 70 LOT 145 RCRD 5486–2479 SEE RCRD 1435–257	0.710 AC± (30,940 SF±) TAX MAP 70 LOT 145
TRACT 3	0.603 AC± (26,255 SF±) TAX MAP 71 LOT 72 RCRD 5486–2479 SEE RCRD 1711–154 SEE RCRD 1499–031	1.304 AC± (56,789 SF±) TAX MAP 71 LOT 72

NOTES

1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURE THREE EXISTING LOTS OF RECORD TO ALLOW FOR THEIR APPROVAL AS CONFORMING BUILDING LOTS.
2. ZONING CLASS: R2
   OVERLAY DISTRICTS: WETLAND CONSERVATION AQUIFER DISTRICT HISTORIC DISTRICT
3. SUBJECT LAND DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.
4. ALL NEW DWELLINGS WILL BE SERVICED WITH MUNICIPAL WATER AND SEWER, NATURAL GAS, AND UNDERGROUND ELECTRIC AND CABLE SERVICE.
5. ALL WATER, SEWER, ROAD, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NH.
6. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

LOT LINE ADJUSTMENT PLAN
FOR
SOJA PARK–BENNETT REVOCABLE TRUST
IN
EXETER, NH
SCALE: 1"=40' APRIL 26, 2016

STANDARD URBAN PROPERTY SURVEY
TAX MAP 70 LOTS 144 & 145
TAX MAP 71 LOT 72
PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843–1306
(603) 929–7404

GRAPHIC SCALE
40 0 20 40 80 160
1 INCH = 40 FEET

ALTUS ENGINEERING: PROJECT NO. P4725
SHEET NUMBER S-1
STOCKTON SERVICES PLAN NO 696R

N/F KAREN HACKETT
PROPERTY
TAX MAP 71 LOT 84

PROPOSED PROPERTY MONUMENT. SET FLUSH WITH GRADE.(STA 0+25)

SMH-0184
RIM EL 77.39
BASE EL 66.99
INV IN 67.19
DROP INV 71.41

N/F PKP REVOCABLE TRUST
PAULA K. PERRY TRUSTEE
RCRD 4832-0522
SEE RCRD 1499-031 (1959)
SEE RCRD 1561-151 (1960)
TAX MAP 71 LOT 71

N/F DAVID &
STINA MONTGOMERY
X MAP 71 LOT 83

SMH-0186
RIM EL 56.06
BASE EL 48.20
INV IN EL 48.34

CATCH BASIN-0176
GRATE EL 52.04
INV IN EL 48.40±
INV OUT EL 48.31±

10" CMP
INV EL 49.4±

SEE RCRD
1975-249

FOLSOM STREET

N/F JAMES D. & JEAN M. WOOD
RCRD 3990-2701
SEE RCRD PLAN D1957
RCRD PLAN D3567
SEE RCRD 1852-485
TAX MAP 71 LOT 73

WETLAND BOUNDARY

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

N/F STREETER FAMILY REVOC
RICHARD H. & MARJORIE M. STRE
RCRD 4880-1014
SEE RCRD PLAN D32
SEE RCRD 1351-313
TAX MAP 70 LOT 1

N/F STEPHEN & LAUREL TRZASKOMA
RCRD 4552-921
SEE RCRD PLAN D32757
SEE RCRD 959-200 (1939)
RCRD 1341-430 (1955)
TAX MAP 70 LOT 142

N/F AARON & JUDITH L. KATZ,
PEG D. SHAW, AND RONNEY A. NADILE
RCRD 4780-1968
SEE RCRD 1164-115 (1948/1950)
TAX MAP 70 LOT 141

N/F ALA
RCRD
SEE RCRD
SEE RCR
TAX MAP

SEE RCRD 2133-030 (195

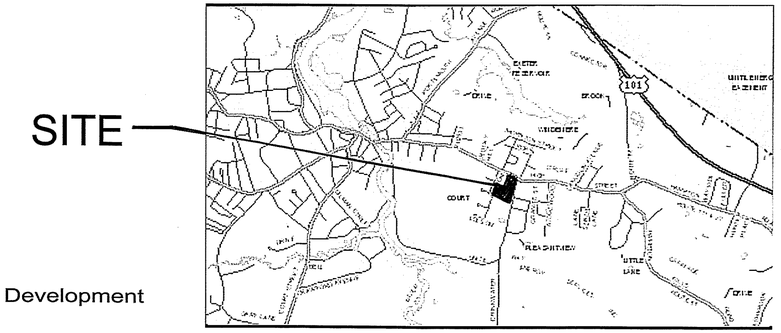
\\DROBO-FS\Public\Working\Shared Files\Altus Documents\4700-4749\4725 hamel subdivision exeter\4725-2015-subdivision.dwg GRADING AND DRAINAGE AND EQUIPMENT, 10/27/2015 7:22:39 PM

CASE #21526

SUBDIVISION PLAN REVIEW

5 Lot Subdivision
(4 Lots & remainder w/house)
& Proposed Cul-de-sac Roadway

TAX MAP 70 LOTS 144 & 145
TAX MAP 71 LOT 72
FOLSOM WAY & HIGH STREET
EXETER, NEW HAMPSHIRE



AREA LOCUS
SCALE: 1" = 2000'+/-

Owner/Applicant:

Soja Park–Bennett Revocable Trust
Trustee: Soja Park–Bennett
153 High Street
Exeter, NH 03833
Tel. (603) 380–0585

DATES ISSUED:

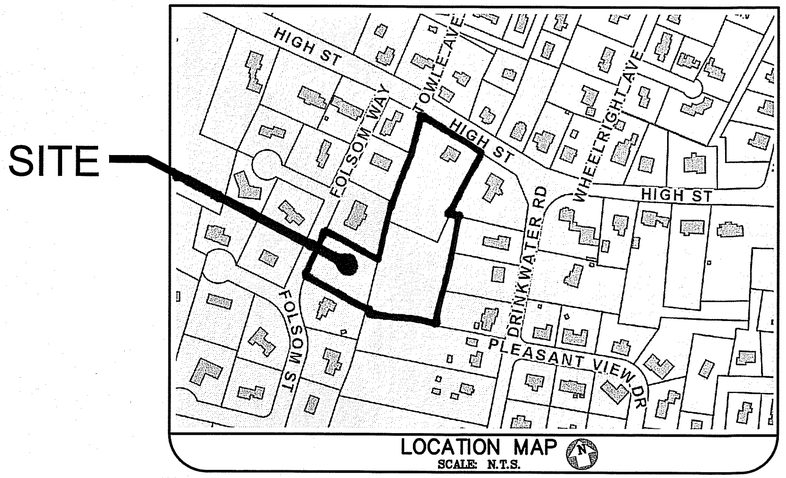
December 15, 2015 Planning Board Submission - Design Development

Surveyor:

Stockton Services, Inc.
PO BOX 1306
HAMPTON, NH 03843–1306
(603) 929–7404

Civil Engineer:

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433–2335 www.ALTUS–ENG.com



LOCATION MAP
SCALE: N.T.S.

Sheet Index

Title	***Sheet No.:***	***Rev.***	***Date***
Existing Conditions Plan (by Stockton Services)	1 of 1	0	09/23/15
Preliminary Subdivision Plan (by Stockton Services)	S–1	0	12/15/15
General Notes	G–1	0	12/15/15
Grading & Drainage & Erosion Control Plan	C–1	0	12/15/15
Utilities Plan	C–2	0	12/15/15
Detail Sheet	D–1	0	12/15/15
Detail Sheet	D–2	0	12/15/15
Detail Sheet	D–3	0	12/15/15
Detail Sheet	D–4	0	12/15/15

PERMIT APPROVAL NOTES:

CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL REGULATORY APPROVALS HAVE BEEN RECEIVED. DRAWINGS ISSUED DECEMBER 15, 2015 ARE SUBJECT TO CHANGE BASED ON LOCAL, STATE AND FEDERAL REGULATORY REVIEW AND APPROVALS. DRAWINGS WILL BE REVISED AND REISSUED AS NECESSARY TO ADDRESS REGULATORY COMMENTS AND CONDITIONS OF APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVALS.

ALL WORK SHALL CONFORM TO THE CONDITIONS OF THE FOLLOWING:
1. TOWN OF EXETER CONDITIONAL SUBDIVISION APPROVAL, DATED _____(PENDING)

P4725

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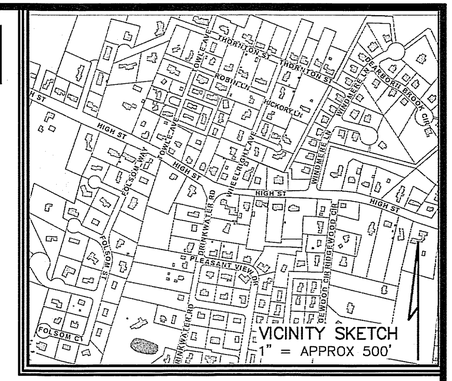
WETLAND DELINEATION NOTE:

Manmade and natural jurisdictional wetland boundaries were delineated by Marc Jacobs, Certified Wetland Scientist number 090, in September 2014 according to the standards of the US Army Corps of Engineers – Wetlands Delineation Manual; the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region; the Code of Administrative Rules, NH Department of Environmental Services – Wetlands Bureau, Env-Wt 100-900 as well as the Town of Exeter Zoning Ordinance, Article 9. Predominant hydric soils were identified utilizing the Field Indicators for Identifying Hydric Soils in New England, Version 3, April 2004 and the Field Indicators of Hydric Soils in the United States, Version 7, 2010. The indicator status of (hydrophytic) vegetation was determined according to the U.S. Army Corps of Engineers – Northcentral and Northeast 2014 Regional Wetland Plant List. Copies of site plans depicting the wetland delineation which have been reviewed by the wetland scientist are individually stamped, signed and dated.

The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations

CASE #21526



N/F ALISTAIR & GILLIAN RYAN
TAX MAP 70 LOT 53

N/F CHRISTOPHER & AMANDA COOPER
TAX MAP 70 LOT 54

N/F D & I WEBER FAMILY REVOCABLE TRUST OF 2006
DAVID R. WEBER & ILONA WEBER CO-TRUSTEES
RCRD 4780-056
SEE RCRD 1253-369 (1952)
TAX MAP 71 LOT 69

N/F RICHARD H. & NICOLE M. SCHEIB
RCRD 5389-727
SEE RCRD 1456-405 (1958)
RCRD 1500-079 (1959)
SEE RCRD PLAN 02885
TAX MAP 71 LOT 70

N/F KAREN HACKETT
TAX MAP 71 LOT 84

N/F PKP REVOCABLE TRUST
PAULA K. PERRY TRUSTEE
RCRD 4832-0522
SEE RCRD 1499-031 (1959)
SEE RCRD 1561-151 (1960)
TAX MAP 71 LOT 71

N/F DAVID & CHRISTINA MONTGOMERY
TAX MAP 71 LOT 83

N/F ALAN P. RANDLE
RCRD 3305-1953
SEE RCRD PLAN B6175
SEE RCRD 2263-1122
TAX MAP 70 LOT 143

N/F STREETER FAMILY REVOCABLE TRUST
RICHARD H. & MARJORIE M. STREETER TRUSTEES
RCRD 4880-1014
SEE RCRD PLAN D32757
SEE RCRD 1351-313 (1955)
TAX MAP 70 LOT 142

N/F JAMES D. & JEAN M. WOOD
RCRD 3990-2701
SEE RCRD PLAN D1957
RCRD PLAN D3567
SEE RCRD 1852-485
TAX MAP 71 LOT 73

N/F STEPHEN & LAUREL TRZASKOMA
RCRD 4552-921
SEE RCRD PLAN D32757
SEE RCRD 959-200 (1939)
RCRD 1341-430 (1955)
TAX MAP 70 LOT 142

N/F AARON & JUDITH L. KATZ, PEG D. SHAW, AND RONNEY A. NADILE
RCRD 4780-1968
SEE RCRD 1164-115 (1948/1950)
TAX MAP 70 LOT 141

N/F JEFFREY J. & KATHERIN A. SONNEBORN
RCRD 5550-1045
TAX MAP 70 LOT 140
SEE RCRD 1047-308 (1946)

TRACT 1
56,412 SF±
1.295 AC±
TAX MAP 70 LOT 144

TRACT 2
55,287 SF±
1.269 AC±
TAX MAP 70 LOT 145

TRACT 3
26,255 SF±
0.603 AC±
TAX MAP 71 LOT 72

#153

HIGH STREET
TOWLE
LAUREL CT.
FOLSOM WAY
HOLLY CT.
FOLSOM STREET
DRINKWATER ROAD

SEE RCRD 1850-507
SEE RCRD 1975-249

SMH-0184
RIM EL 77.39
BASE EL 66.99
INV IN 67.19
DROP INV 71.41

SMH-0186
RIM EL 56.06
BASE EL 48.20
INV IN EL 48.34

CATCH BASIN-0176
GRATE EL 52.04
INV IN EL 48.40±
INV OUT EL 48.31±

10" CMP
INV EL 49.4±

APPROX 6" AC WATER

APPROX LIMIT AQUIFER OVERLAY DISTRICT

WETLAND BOUNDARY

FND IPIN
FND DH STONE BOUND
FND STONE POST
FND 2 IP
FND IP
SEE DETAIL A
SEE DETAIL B
SEE DETAIL C

N32°41'12"E 270.90'
S43°14'57"E 209.20'
S41°45'20"E 116.76'
S41°40'36"W 209.50'
N32°41'12"E 51.50'
S76°14'01"E 24.53'
N48°18'02"W 158.00'
S41°40'36"W 90.50'
S26°28'51"W 106.62'
N48°42'50"W 202.16'
N29°25'02"E 140.29'
S25°39'01"W 113.85'
S47°28'07"E 175.54'
N29°45'18"E 117.50'
N29°25'53"E 14.11'
S29°25'53"W 84.41' (TIE)
S09°17'20"E 696.45' (TIE TO FND IP)
N62°42'59"W 221.63'
S84°03'31"E 198.60' (TIE)
N40°24'10"E 141.19'
S82°06'03"E 1.14'
N40°23'52"E 141.12'

DETAIL A
NOT TO SCALE
FND IPIN BENT
202.16'

DETAIL B
NOT TO SCALE
TOP OF FND IP
0.81'
14.11'
221.63'

DETAIL C
NOT TO SCALE
105.43'
2.03'
113.85'

WOODS
LAWN

OWNER OF RECORD

SOJA PARK-BENNETT REVOCABLE TRUST
153 HIGH STREET, EXETER, NH 03833

TOTAL AREA: 3.167 ACRES±

TRACT 1: 1.295 AC± (56,412 SF±)
RCRD 3708-1263
TAX MAP 70 LOT 144

TRACT 2: 1.269 AC± (55,287 SF±)
RCRD 5486-2479
TAX MAP 70 LOT 145

TRACT 3: 0.603 AC± (26,255 SF±)
RCRD 5486-2479
TAX MAP 71 LOT 72

NOTES

1. THIS IS AN EXISTING CONDITIONS PLAN FOR SUBDIVISION DESIGN ONLY AND IS NOT FOR RECORDING PURPOSES.
2. TOPOGRAPHIC DATUM IS PER PUBLIC WORKS SEWER RECORDS.
3. SEWER AND DRAINAGE INFORMATION IS BASED ON INFORMATION PROVIDED BY TOWN OF EXETER PUBLIC WORKS AND ASSUMES NO ADJUSTMENT FOR REPAVING SINCE ORIGINAL SURVEY.
4. ZONING CLASS: R2 WITH
   WETLAND DISTRICT OVERLAY
   AQUIFER DISTRICT OVERLAY
   HISTORIC DISTRICT OVERLAY
5. APPROXIMATE AQUIFER OVERLAY DISTRICT BOUNDARY IS SCALED FROM ROCKINGHAM PLANNING COMMISSION MAPPING.
6. SUBJECT PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.

LEGEND

FND IP	FOUND IRON PIPE
SET IP	SET 3/4" IRON PIPE
FND IPIN	FOUND IRON PIN (REBAR)
FND SB	FOUND STONE BOUND
	STONE WALL
	WIRE FENCE
	VINYL FENCE
	CHAIN LINK FENCE
	UTILITY POLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
E	OVERHEAD WIRES
	CATCH BASIN
EP	EDGE OF PAVEMENT
	HYDRANT
S S S	SEWER LINE
D D	DRAIN LINE
G G G	GAS LINE
W W W	WATER LINE

EXISTING CONDITIONS PLAN
FOR
SOJA PARK-BENNETT REVOCABLE TRUST
IN
EXETER, NH

SCALE: 1"=40' SEPTEMBER 23, 2015

STANDARD URBAN PROPERTY SURVEY
TAX MAP 70 LOTS 144 & 145
TAX MAP 71 LOT 72
PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
(603) 929-7404

GRAPHIC SCALE

40 0 20 40 80 160

1 INCH = 40 FEET

696 EXISTING CONDITIONS

Z:\Working\Shared Files\Altus Documents\4700-4749\4725 hamel subdivision exeter\ncd tocky\696 EXISTING CONDITIONS PLAN 9-24-15.dwg, Layout1, 12/11/2015 3:06:21 PM

WETLAND DELINEATION NOTE:

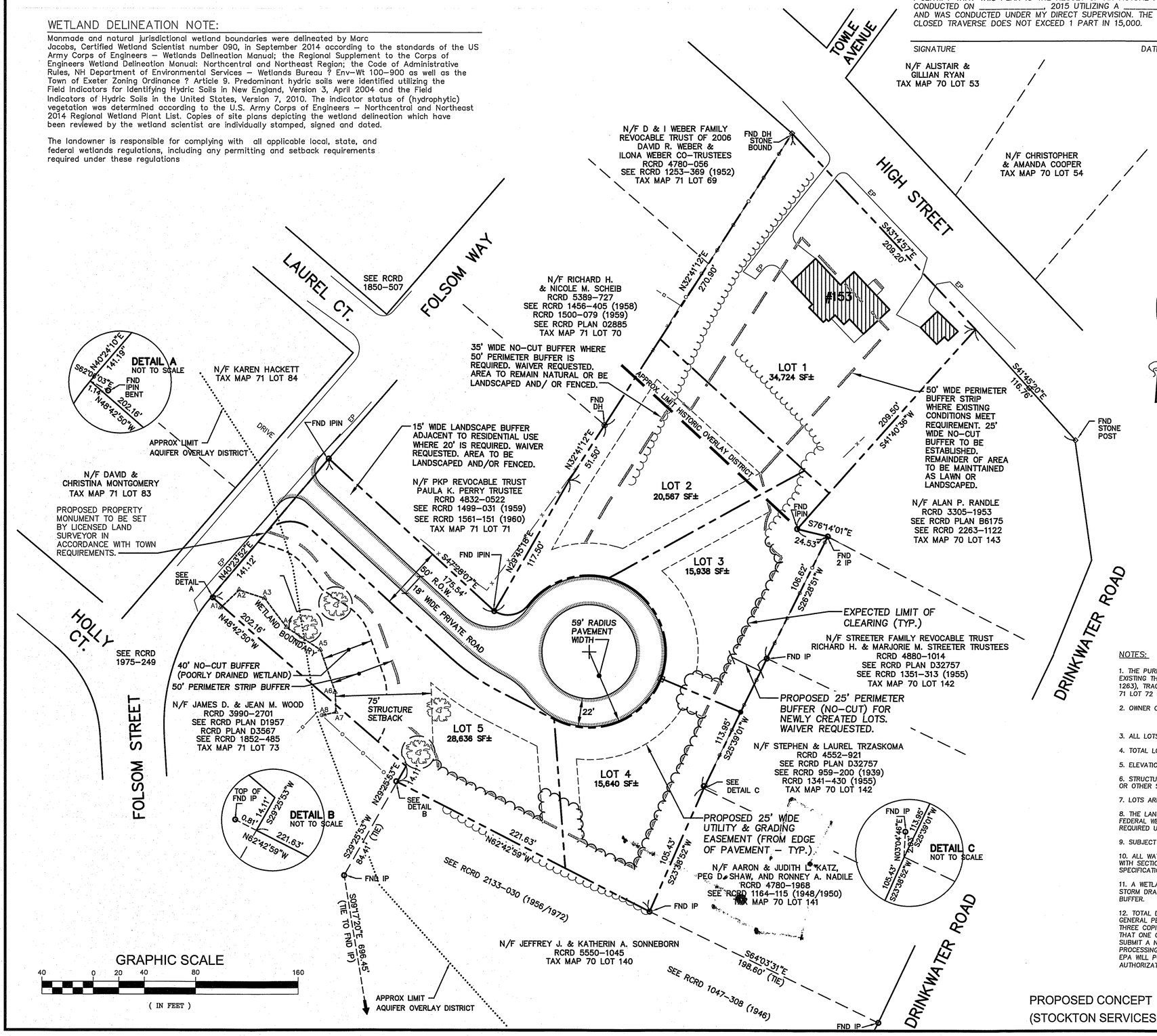
Manmade and natural jurisdictional wetland boundaries were delineated by Marc Jacobs, Certified Wetland Scientist number 090, in September 2014 according to the standards of the US Army Corps of Engineers – Wetlands Delineation Manual; the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region; the Code of Administrative Rules, NH Department of Environmental Services – Wetlands Bureau ? Env–Wt 100–900 as well as the Town of Exeter Zoning Ordinance ? Article 9. Predominant hydric soils were identified utilizing the Field Indicators for Identifying Hydric Soils in New England, Version 3, April 2004 and the Field Indicators of Hydric Soils in the United States, Version 7, 2010. The indicator status of (hydrophytic) vegetation was determined according to the U.S. Army Corps of Engineers – Northcentral and Northeast 2014 Regional Wetland Plant List. Copies of site plans depicting the wetland delineation which have been reviewed by the wetland scientist are individually stamped, signed and dated.

The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED ON _____, 2015 UTILIZING A _____ AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION. THE ERROR OF THE CLOSED TRAVERSE DOES NOT EXCEED 1 PART IN 15,000.

SIGNATURE DATE

CASE #21526


TOWLE AVENUE
N/F ALISTAIR & GILLIAN RYAN TAX MAP 70 LOT 53
HIGH STREET
N/F CHRISTOPHER & AMANDA COOPER TAX MAP 70 LOT 54
N/F D & I WEBER FAMILY REVOCABLE TRUST OF 2006 DAVID R. WEBER & ILONA WEBER CO–TRUSTEES RCRD 4780–056 SEE RCRD 1253–369 (1952) TAX MAP 71 LOT 69
FND DH STONE BOUND
LAUREL CT.
FOLSOM WAY
SEE RCRD 1850–507
N/F RICHARD H. & NICOLE M. SCHEIB RCRD 5389–727 SEE RCRD 1456–405 (1958) RCRD 1500–079 (1959) SEE RCRD PLAN 02885 TAX MAP 71 LOT 70
35' WIDE NO–CUT BUFFER WHERE 50' PERIMETER BUFFER IS REQUIRED. WAIVER REQUESTED. AREA TO REMAIN NATURAL OR BE LANDSCAPED AND/ OR FENCED.
N32°41'12"E 270.90'
S43°14'57"E 209.20'
#153
EP
LOT 1 34,724 SF±
APPROX. LIMIT HISTORIC OVERLAY DISTRICT
S41°45'20"E 116.76'
FND STONE POST
50' WIDE PERIMETER BUFFER STRIP WHERE EXISTING CONDITIONS MEET REQUIREMENT. 25' WIDE NO–CUT BUFFER TO BE ESTABLISHED. REMAINDER OF AREA TO BE MAINTTAINED AS LAWN OR LANDSCAPED.
N/F ALAN P. RANDLE RCRD 3305–1953 SEE RCRD PLAN B6175 SEE RCRD 2263–1122 TAX MAP 70 LOT 143
FND IPIN
S76°14'01"E 24.53'
FND 2 IP
DETAIL A NOT TO SCALE
N40°24'10"E 141.19'
S62°08'03"E 1.14'
FND IPIN BENT
N48°42'50"W 202.16'
N/F KAREN HACKETT TAX MAP 71 LOT 84
DRIVE
FND IPIN
EP
APPROX LIMIT AQUIFER OVERLAY DISTRICT
15' WIDE LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL USE WHERE 20' IS REQUIRED. WAIVER REQUESTED. AREA TO BE LANDSCAPED AND/OR FENCED.
N/F PKP REVOCABLE TRUST PAULA K. PERRY TRUSTEE RCRD 4832–0522 SEE RCRD 1499–031 (1959) SEE RCRD 1561–151 (1960) TAX MAP 71 LOT 71
N32°41'12"E 51.50'
LOT 2 20,567 SF±
N/F DAVID & CHRISTINA MONTGOMERY TAX MAP 71 LOT 83
PROPOSED PROPERTY MONUMENT TO BE SET BY LICENSED LAND SURVEYOR IN ACCORDANCE WITH TOWN REQUIREMENTS.
SEE DETAIL A
N40°23'52"E 141.12'
N48°42'50"W 202.16'
WETLAND BOUNDARY
A1 A2 A3 A4 A5 A6 A7 A8
HOLLY CT.
SEE RCRD 1975–249
40' NO–CUT BUFFER (POORLY DRAINED WETLAND)
50' PERIMETER STRIP BUFFER
N/F JAMES D. & JEAN M. WOOD RCRD 3990–2701 SEE RCRD PLAN D1957 RCRD PLAN D3567 SEE RCRD 1852–485 TAX MAP 71 LOT 73
75' STRUCTURE SETBACK
S47°28'07"E 175.54'
50' R.O.W.
18' WIDE PRIVATE ROAD
N29°35'18"E 117.50'
LOT 3 15,938 SF±
59' RADIUS PAVEMENT WIDTH
22'
106.62' S26°28'51"W
EXPECTED LIMIT OF CLEARING (TYP.)
N/F STREETER FAMILY REVOCABLE TRUST RICHARD H. & MARJORIE M. STREETER TRUSTEES RCRD 4880–1014 SEE RCRD PLAN D32757 SEE RCRD 1351–313 (1955) TAX MAP 70 LOT 142
FND IP
PROPOSED 25' PERIMETER BUFFER (NO–CUT) FOR NEWLY CREATED LOTS. WAIVER REQUESTED.
113.95' S25°39'01"W
N/F STEPHEN & LAUREL TRZASKOMA RCRD 4552–921 SEE RCRD PLAN D32757 SEE RCRD 959–200 (1939) RCRD 1341–430 (1955) TAX MAP 70 LOT 142
SEE DETAIL C
LOT 4 15,640 SF±
LOT 5 28,636 SF±
TOP OF FND IP
0.8'
DETAIL B NOT TO SCALE
S29°23'53"W 14.11'
N62°42'59"W 221.63'
SEE DETAIL B
N29°23'53"E 14.11'
S29°23'53"W 84.41' (TIE)
221.63' N62°42'59"W
SEE RCRD 2133–030 (1956/1972)
PROPOSED 25' WIDE UTILITY & GRADING EASEMENT (FROM EDGE OF PAVEMENT – TYP.)
105.43' S23°38'52"W
N/F AARON & JUDITH L. KATZ, PEG D. SHAW, AND RONNEY A. NADILE RCRD 4780–1968 SEE RCRD 1164–115 (1948/1950) TAX MAP 70 LOT 141
FND IP
DETAIL C NOT TO SCALE
N03°04'46"E 2.64'
113.95' S25°39'01"W
105.43' S23°38'52"W
S09°17'20"E 695.45' (TIE TO FND IP)
N/F JEFFREY J. & KATHERIN A. SONNEBORN RCRD 5550–1045 TAX MAP 70 LOT 140
S64°03'31"E 198.60' (TIE)
SEE RCRD 1047–308 (1946)
APPROX LIMIT AQUIFER OVERLAY DISTRICT
DRINKWATER ROAD
DRINKWATER ROAD
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

APPROVED FOR THE RECORD:

EXETER PLANNING BOARD DATE

LEGEND

FND IP ○	FOUND IRON PIPE
SET IP ○	SET 3/4" IRON PIPE
FND IPIN ○	FOUND IRON PIN (REBAR)
FND SB ■	FOUND STONE BOUND
	STONE WALL
—x—x—x—	WIRE FENCE
—▫—▫—▫—	VINYL FENCE
—o—o—o—	CHAIN LINK FENCE
	UTILITY POLE
Ⓢ	SEWER MANHOLE
Ⓓ	DRAIN MANHOLE
□	CATCH BASIN
—— E ——	OVERHEAD WIRES
EP	EDGE OF PAVEMENT
	HYDRANT
—S—S—S—	SEWER LINE
—D—D—	DRAIN LINE
—G—G—G—	GAS LINE
—W—W—W—	WATER LINE

ZONING SUMMARY

ZONING DISTRICT: R–2

OVERLAY DISTRICTS: WETLAND, AQUIFER & HISTORIC (PORTION OF TRACT 1)

PERMITTED USE: ONE–FAMILY DETACHED DWELLINGS

	REQUIRED	PROVIDED
MIN. LOT AREA:	15,000 SF	15,000 SF+
MIN. LOT AREA PER DWELLING:	15,000 SF	15,000 SF+/LOT
MIN. LOT WIDTH:	100 FEET	100 FEET+ (ALL LOTS) (MEASURED AT FRONT SETBACK)
MIN. LOT DEPTH:	100 FEET	100 FEET + (ALL LOTS) (MEASURED AT LIKELY LOCATION FOR PROPOSED RESIDENCE)
MAX. HEIGHT:	35 FEET (3 ST.)	35 FEET MAX.
SETBACKS		
MIN. FRONT:	25 FEET	25 FEET
MIN. SIDE:	15 FEET	15 FEET
MIN. REAR:	25 FEET	25 FEET
MAX. BLDG. COVERAGE	25%	25% MAX.

EXISTING IMPERVIOUS COVERAGE IS 4% (5,500 SF±)

TOTAL PROPOSED IMPERVIOUS COVERAGE IS APPROXIMATELY 30% BASED ON THE CUL–DE–SAC ROADWAY CONFIGURATION, TYPICAL 3,500 SF BUILDING FOOTPRINTS (EST.) AND ASSOCIATED INDIVIDUAL DRIVEWAY/PARKING AREAS.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A FIVE LOT RESIDENTIAL SUBDIVISION OF THE EXISTING THREE TRACTS OF LAND. TRACT 1 – TAX MAP 70 LOT 144 (RCRD BOOK 3708, PAGE 1263), TRACT 2 – TAX MAP 70 LOT 145 (RCRD BOOK 5486, PAGE 2479 & TRACT 3 – TAX MAP 71 LOT 72 (RCRD BOOK 5486, PAGE 2479.
2. OWNER OF RECORD: SOJA PARK–BENNETT REVOCABLE TRUST 153 HIGH STREET EXETER, NH 03833
3. ALL LOTS TO BE SERVICED BY MUNICIPAL WATER AND SEWER SERVICES.
4. TOTAL LOT AREA: 137,954 S.F. (3.167 ACRES)
5. ELEVATIONS ARE BASED ON DATUM: US COAST & GEODETIC SURVEY
6. STRUCTURES GREATER THAN 50 FEET FROM THE SITE ARE DIGITIZED FROM TOWN G.I.S. MAPS OR OTHER SOURCES.
7. LOTS ARE TO BE SERVICED WITH NATURAL GAS AND UNDERGROUND UTILITIES.
8. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
9. SUBJECT PROPERTIES DO NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.
10. ALL WATER, SEWER, ROAD, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.
11. A WETLAND AREA OF 2,400 SF± IS PRESENT ON THE PARCEL AND CURRENTLY RECEIVES STORM DRAINAGE RUNOFF. PROPOSED DEVELOPMENT WILL NOT IMPACT WETLANDS 40' NO–CUT BUFFER.
12. TOTAL DISTURBANCE EXCEEDS 1 ACRE. THE REQUIREMENTS FOR A NPDES CONSTRUCTION GENERAL PERMIT SHALL BE COMPLIED WITH; THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE, AND THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. EPA WILL POST THE NOI AT: http://cfpubl.epa.gov/npdes/stormwater/noi/noisearch.cfm. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE" STATUS.

PROPOSED CONCEPT
(STOCKTON SERVICES TO FINALIZE PRIOR TO RECORDING)

P4725

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433–2335 www.ALTUS–ENG.com

SURVEYOR:
ANNE W. BIALOBRZESKI
LLS #752 DATE
STOCKTON SERVICES
PO BOX 1306
HAMPTON, NH 03843–1306
(603) 929–7404

ISSUED FOR: DESIGN REVIEW

ISSUE DATE: DECEMBER 15, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	12/15/15

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4725.DWG

SCALE:
11" x 17" – 1" = 80'
22" x 34" – 1" = 40'

OWNER OF RECORD/APPLICANT:
SOJA PARK–BENNETT REV. TRUST
153 HIGH STREET
EXETER, NH 03833
PHONE: (603) 380–0585

PROJECT:
TAX MAP 70, LOTS 144 & 145
TAX MAP 71, LOT 72
FOLSOM WAY & HIGH STREET
EXETER, NH

TITLE:
PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER:
S-1

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APPROVED FOR THE RECORD:

_____ _____
EXETER PLANNING BOARD DATE

CASE #21526

CONSTRUCTION NOTES:

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS. SEE PROJECT MANUAL APPENDICES FOR COPY OF PERMITS.
2. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991.
4. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
5. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO ADA REQUIREMENTS AND "MANUAL ON UNIFORM TRAFFIC DEVICES" AND "STANDARD ALPHABETS OF HIGHWAY SIGNS AND PAVEMENT MARKINGS" LATEST EDITIONS.
6. UPON COMPLETION OF CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
7. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL.
8. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
9. THE PROJECT AREA IS OUTSIDE THE 100-YEAR FLOOD ZONE. EXCAVATED MATERIAL NOT USED AS FILL MATERIAL ON SITE, SHALL ONLY BE PLACED IN UPLANDS AREA OUTSIDE OF THE 100 YEAR FLOOD ZONE.
10. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
11. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, MULCH, AND APPROPRIATE SOIL STABILIZATION TECHNIQUES.
12. CONTRACTOR TO ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS (TBMS) AND PERFORM CONSTRUCTION SURVEY LAYOUT.
13. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER.
14. CONTRACTOR SHALL MAINTAIN AND PROVIDE RECORD DRAWINGS TO THE TOWN OF EXETER.
15. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES AND VEGETATION AND/OR MULCHING STOCKPILES.
16. WORK HOURS FOR CONSTRUCTION WILL BE AS APPROVED BY THE TOWN OF EXETER.

GRADING NOTES:

1. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ACCEPTED. ABRUPT RIDGES AT TOPS AND BOTTOM WILL NOT BE ACCEPTED.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
3. MAXIMUM SLOPE IN DISTURBED AREAS SHALL BE NO STEEPER THAN 3:1 (h:v), UNLESS OTHERWISE NOTED. WHERE SLOPES IN DISTURBED AREAS ARE STEEPER THAN 3:1, CONTRACTOR SHALL PROVIDE CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) 777-7645 OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL ADJUST UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEANOUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
6. ALL UNSUITABLE MATERIALS AND SURPLUS MATERIALS WHICH CAN NOT BE APPROPRIATELY WASTED ON SITE SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
7. THE GRADING ON THIS PLAN SHOWS THE GENERAL INTENT AND DIRECTION OF THE STORMWATER FLOW. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD CONDITIONS THAT WILL IMPACT THE GRADING DESIGN SHOWN ON THIS PLAN FOR RESOLUTION.
8. SAWCUT AND REMOVE EXISTING PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR CURB LINE IN ALL AREAS WHERE NEW PAVEMENT OR CURBING ABUTS EXISTING PAVEMENT.
9. ALL HOMES SHALL HAVE STONE DRIP EDGES TO PROMOTE INFILTRATION, TREATMENT & DISPERSION OF ROOF RUNOFF.

UTILITY NOTES:

1. COORDINATE UTILITY WORK WITH UTILITY COMPANIES.
2. ALL ELECTRIC, CABLE, AND TELECOMMUNICATION SERVICES AND CONDUITS SHALL BE LOCATED UNDERGROUND WHERE SHOWN. UNDERGROUND UTILITIES INSTALLATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF TOWN OF EXETER AND UTILITY COMPANIES. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING IN CABLES.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION & ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO ENGINEER.
4. ALL SEWER, DRAINAGE AND WATER INSTALLATIONS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE EXETER PUBLIC WORKS DEPARTMENT AND THE NHDES. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
5. ALL WATER, SEWER, ROAD (INCLUDING PARKING AREAS) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH EXETER "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", SECTION 9.5 GRADING, DRAINAGE AND EROSION & SEDIMENT CONTROL AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE."
6. SEE ELECTRICAL SITE PLAN FOR TYPICAL ELECTRIC/COMMUNICATION CONDUIT TRENCH SECTION.
7. VERIFY LOCATION OF UTILITY BOXES WITH OWNER AND UTILITY COMPANIES.
8. ALL UTILITY STRUCTURES SHALL BE SET FLUSH WITH PROPOSED GRADE.
9. THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN, PRIOR TO WORKING ON ANY WATER, SEWER OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT-OF-WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED, TO A TOWN WATER, SEWER OR DRAINAGE SYSTEM. A CERTIFIED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR: DESIGN REVIEW

ISSUE DATE: DECEMBER 15, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	12/15/15

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4725.DWG

SCALE: NOT TO SCALE

OWNER OF RECORD:
SOJA PARK-BENNETT REV. TRUST
153 HIGH STREET
EXETER, NH 03833

PROJECT:
TAX MAP 70, LOTS 144 & 145
TAX MAP 71, LOT 72
FOLSOM WAY & HIGH STREET
EXETER, NH

TITLE: GENERAL NOTES

SHEET NUMBER: G-1

P4725

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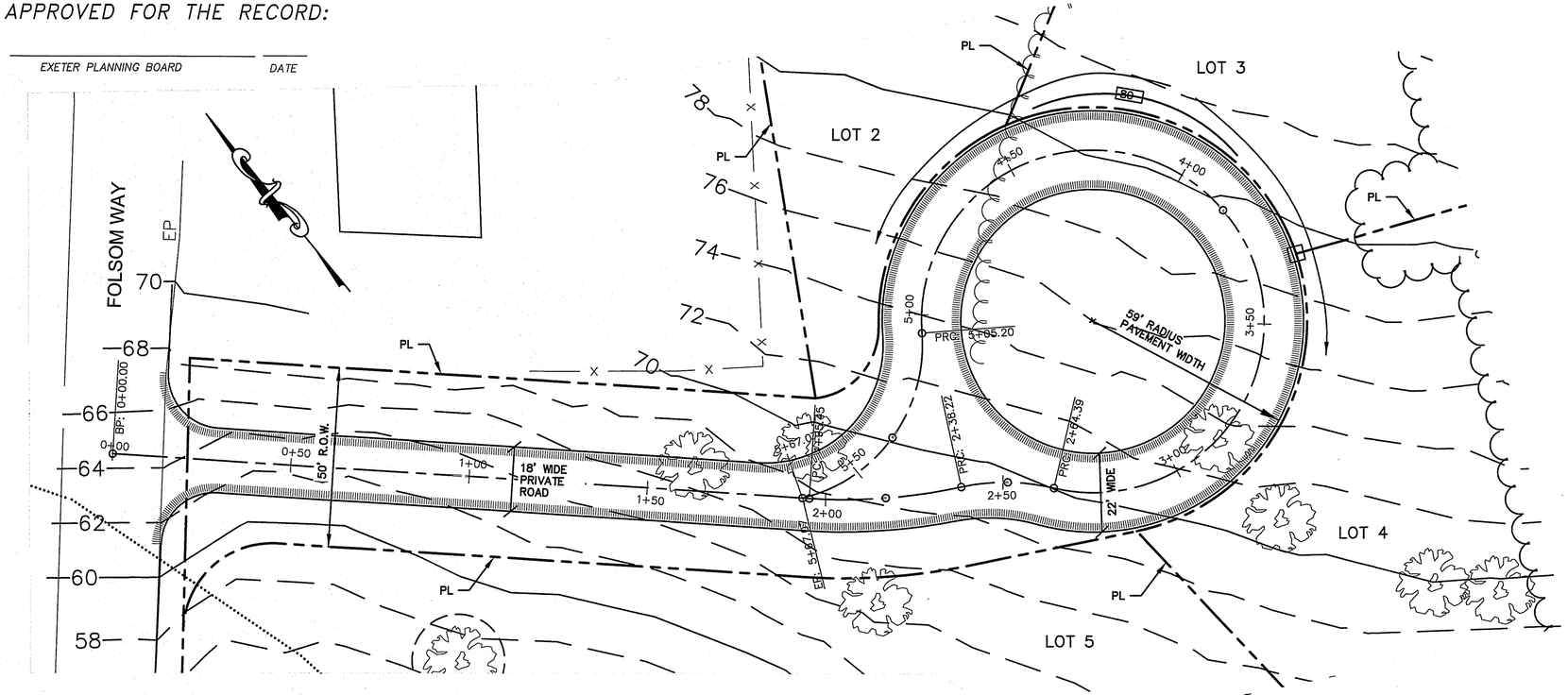
APPROVED FOR THE RECORD:

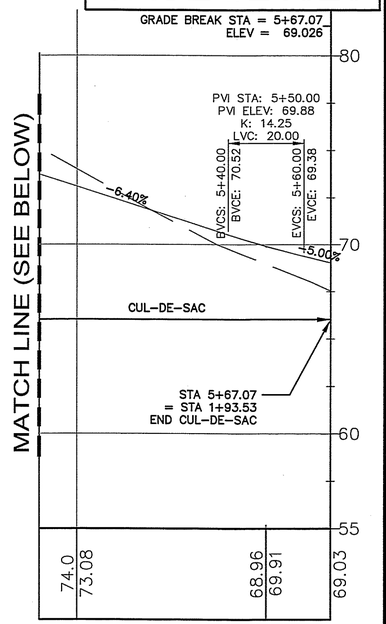
EXETER PLANNING BOARD _____ DATE _____

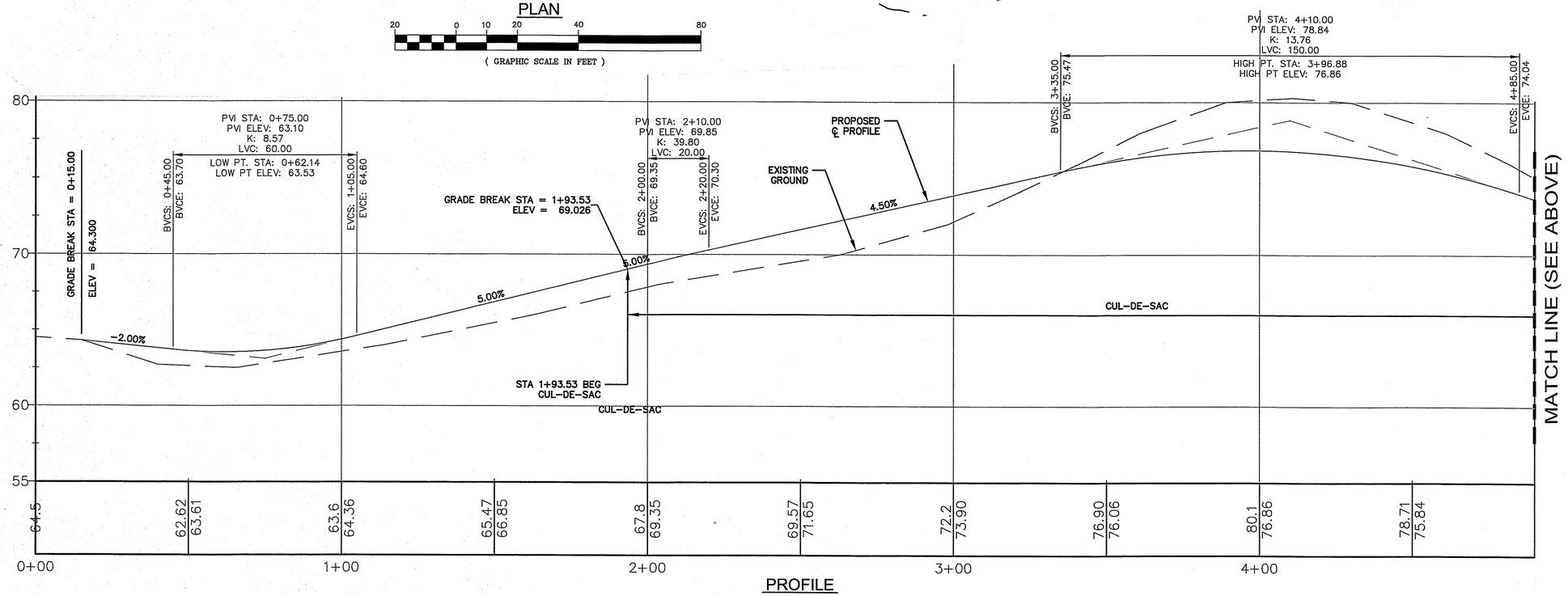
CASE #21526



PLAN

(GRAPHIC SCALE IN FEET)





PROFILE

HORIZONTAL SCALE = 1" = 20'
VERTICAL SCALE 1" = 4' (5X)

ENGINEER:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR: DESIGN REVIEW

ISSUE DATE: DECEMBER 15, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
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DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4725.DWG

SCALE:

11" x 17" – 1" = 40'
22" x 34" – 1" = 20'

OWNER OF RECORD:

SOJA PARK–BENNETT REV. TRUST
153 HIGH STREET
EXETER, NH 03833
PHONE: (603) 380–0585

PROJECT:

TAX MAP 70, LOTS 144 & 145
TAX MAP 71, LOT 72

FOLSOM WAY & HIGH STREET

EXETER, NH

TITLE:

GRADING & DRAINAGE & EROSION CONTROL PLAN

SHEET NUMBER:

C-1

P4725

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CASE #21526

APPROVED FOR THE RECORD:

EXETER PLANNING BOARD _____ DATE _____

APPROX 6" AC WATER

DRIVE

8" AC WATER

EP

APPROX. HOUSE LOCATION

PROPOSED UNDERGROUND ELECTRIC, TELEPHONE & CABLE SERVICES

PROPOSED SMH P2
RIM=
INV. IN=58.9 (SMH P1)(DROP)
INV. IN=54.6 (MATCH TO EX.)
INV. OUT=54.5 (MATCH TO EX.)

PROPOSED GAS MAIN & FOUR SERVICE LATERALS

35' WIDE NO-CUT BUFFER WHERE 50' PERIMETER BUFFER IS REQUIRED. WAIVER REQUESTED. AREA TO REMAIN NATURAL OR BE LANDSCAPED AND/ OR FENCED.

PROPOSED 6 X 6 LIVE TAP W/GATE VALVE

SMH-0186
RIM EL 56.06
BASE EL 48.20
INV IN EL 48.34

15' WIDE LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL USE WHERE 20' IS REQUIRED. WAIVER REQUESTED. AREA TO BE LANDSCAPED AND/ OR FENCED.

LOT 2

LOT 3

SPECIMEN TREE TO REMAIN (TYP.)

50' R.O.W.

18'

CATCH BASIN-0176
GRATE EL 52.04
INV IN EL 48.40±
INV OUT EL 48.31±

10"CMP

10" CMP
INV EL 49.4±

A1 A2 A3 A4 A5 A6 A7 A8

50' PERIMETER BUFFER STRIP

40' NO-CUT BUFFER (POORLY DRAINED WETLAND)

CURB STOP (TYP.)

PROPOSED TRANSFORMER

PROPOSED SMH P1
RIM=
INV. OUT=60.0

LOT 5

LOT 4

8" PVC
SDR 35
S=0.004

PROPOSED 6 D.I. CLASS 52 WATER MAIN

PROPOSED HYDRANT W/6" GATE VALVE

LEGEND

FND IP	FOUND IRON PIPE
SET IP	SET 3/4" IRON PIPE
FND IPIN	FOUND IRON PIN (REBAR)
FND SB	FOUND STONE BOUND
	STONE WALL
—x—x—x—	WIRE FENCE
—▫—▫—▫—	VINYL FENCE
—o—o—o—	CHAIN LINK FENCE
	UTILITY POLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
	CATCH BASIN
— E —	OVERHEAD WIRES
EP	EDGE OF PAVEMENT
	HYDRANT
—S—S—S—	SEWER LINE
—D—D—	DRAIN LINE
—G—G—G—	GAS LINE
—W—W—W—	WATER LINE
	PROPOSED STORM DRAIN
— PE —	PROPOSED UNDERGROUND UTILITIES
	PROPOSED GAS MAIN/SERVICE
— PS —	PROPOSED SEWER MAIN/SERVICE
— PW —	PROPOSED WATER MAIN/SERVICE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

P4725

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

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OWNER OF RECORD:
SOJA PARK-BENNETT REV. TRUST
153 HIGH STREET
EXETER, NH 03833
PHONE: (603) 380-0585

PROJECT:
TAX MAP 70, LOTS 144 & 145
TAX MAP 71, LOT 72
FOLSOM WAY & HIGH STREET
EXETER, NH

TITLE:
UTILITIES PLAN

SHEET NUMBER:
C-2

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SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

Owner:

SOJA PARK–BENNETT REVOCABLE TRUST
153 HIGH STREET
EXETER, NEW HAMPSHIRE 03833

LATITUDE: 042° 58' 39" N
LONGITUDE: 070° 55' 57" W

DESCRIPTION

The project consists of the development of 5–residential lots (1 lot includes existing residence) paved cul–de–sac & driveway aprons, underground utilities installation, landscaping and associated site improvements.

DISTURBED AREA

The total area to be disturbed on the parcels and for utility construction in the right–of–way is approximately 72,000 SF± (1.65 acres±).

NPDES CONSTRUCTION GENERAL PERMIT

Contractor shall prepare a Stormwater Pollution Prevention Plan (SWPPP) is accordance with federal storm water permit requirements (see "Developing Your Stormwater Pollution Prevention Plan", EPA 833–R–060–4). The SWPPP must be prepared in a format acceptable to the Owner and three (3) copies provided to the Town at least fourteen (14) days prior to initiating construction. Contractor is responsible for all cost associated with preparation and implementation of SWPPP including any temporary erosion control measures (whether indicated or not on these drawings) as required for the contractor's sequence of activities.

The Contractor and Owner shall each file a Notice of Intent (NOI) with the U.S.E.P.A. under the NPDES Construction General Permit. (U.S.E.P.A., 1200 Pennsylvania Avenue NW, Washington, DC 20460) All work shall be in accordance with NPDES General Permit: NHG07000, including NOI requirements, effluent limitations, standards and management for construction. The Contractor shall be responsible for obtaining a USEPA Construction Dewatering Permit, if required.

SEQUENCE OF MAJOR ACTIVITIES

1. Prepare SWPPP and file NPDES Notice of Intent, prior to any construction activities.
2. Hold a pre–construction meeting with Town & stake holders.
3. Install temporary erosion control measures, including silt fences and stabilized construction entrance.
4. Protect specified trees (if any).
5. Clear and Grub vegetated areas per plan; Strip and stockpile loam. Stockpiles shall be temporarily stabilized with hay bales, mulch and surrounded by a hay bale or silt fence barrier until material is removed and final grading is complete. Remove debris.
6. Construct swales and and utility infrastructure. Rough grade lots to prepare for site development. Stabilize swales prior to directing flow to them.
7. Construct bituminous concrete pavement cul–de–sac & driveway aprons.
8. Loam and seed disturbed areas.
9. When all construction activity is complete and site is stabilized, remove all hay bales, storm check dams (if applicable), silt fences and temporary structures and sediment that has been trapped by these devices.
10. File a Notice of Termination (N.O.T.) with U.S.E.P.A.

NAME OF RECEIVING WATER

Unnamed Wetlands

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, stormwater ponds, level spreaders and their contributing areas prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time, but in no case shall it exceed 5 acres at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built–up sediment shall be removed from silt fence or other barriers when it has reached one–third the height of the fence or bale, or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. All roadways and parking lots shall be stabilized within 72 hours of achieving finished grade.
9. All cut and fill slopes shall be seeded/loamed within 72 hours of achieving finished grade.
10. An area shall be considered stable if one of the following has occurred:
    a. Base coarse gravels have been installed in areas to be paved;
    b. A minimum of 85% vegetated growth as been established;
    c. A minimum of 3 inches of non–erosive material such as stone of riprap has been installed;

    – or –

    d. Erosion control blankets have been properly installed.
11. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
    a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
    b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

2. Guidelines for Winter Mulch Application –

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting (Erosion Blanket	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1–1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100% dry weight basis. * Particle size by weight is 100% passing a 6"screen and a minimum of 70 % maximum of 85% passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. TEMPORARY GRASS COVER

1. Seedbed Preparation –
   Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding –
   a. Utilize annual rye grass at a rate of 40 lbs/acre.
   b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
   c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance –
   Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

D. FILTERS

1. Tubular Sediment Barrier
   a. See detail.
   b. Install per manufacturer's requirements.

2. Silt Fence (if used)
   a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Test	Requirements
Filtering Efficiency	VTM–51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM–52	Extra Strength 50 lb/lin in (min) Standard Strength 30 lb/lin in (min)
Flow Rate	VTM–51	0.3 gal/sf/min (min)

   * Requirements reduced by 50 percent after six (6) months of installation.

   Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizer to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120° F.

   b. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).

   c. A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.

   d. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.

   e. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

   f. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.

   g. The trench shall be backfilled and the soil compacted over the filter fabric.

   h. Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

3. Sequence of Installation –
   Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

4. Maintenance –
   a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.

   b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

   c. Sediment deposits must be removed when deposits reach approximately one–third (1/3) the height of the barrier.

   d. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.

   e. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

E. PERMANENT SEEDING –

1. Bedding – stones larger than 1½", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.

2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

   Agricultural Limestone @ 100 lbs. per 1,000 s.f.
   10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (See Landscape Drawings for additional information):

   3.1. Lawn seed mix shall be a fresh, clean new seed crop. The Contractor shall furnish a dealer's guaranteed statement of the composition of the mixture and the percentage of purity and germination of each variety.
   3.2. Seed mixture shall consist of
      a. 1/3 Kentucky blue,
      b. 1/3 perennial rye, and
      c. 1/3 fine fescue.
   3.1. Turf type tall fescue is unacceptable.

4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;

2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and

3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.

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Long Term Inspection & Maintenance Schedule

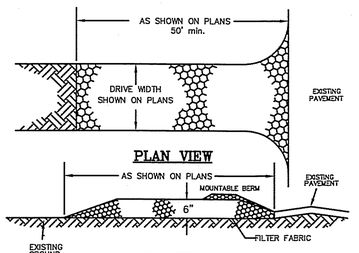
	Spring	Fall or Yearly	After Major Storm	Every 2–5 Years
Vegetated Areas				
Inspect all slopes and embankments	x		x	
Replant bare areas or areas with sparse growth	x		x	
Armor areas with rill erosion with an appropriate lining or divert the erosive flows to on–site areas able to withstand concentrated flows.	x		x	
Stormwater Channels				
Inspect ditches, swales and other open stormwater channels	x	x	x	
Remove any obstructions and accumulated sediments or debris	x	x		
Control vegetated growth and woody vegetation		x		
Repair any erosion of the ditch lining		x		
Mow vegetated ditches		x		
Remove woody vegetation growing through riprap		x		
Repair any slumping side slopes		x		
Replace riprap where underlying filter fabric or underdrain gravel is exposed or where stones have been dislodged		x		
Culverts				
Remove accumulated sediments and debris at inlet, outlet and within the conduit	x	x	x	
Repair any erosion damage at the culvert's inlet and outlet	x	x	x	
Remove woody vegetation growing through riprap		x		
Roadways and Parking Surfaces				
Remove accumulated winter sand along roadways	x			
Sweep pavement to remove sediment	x			
Grade road shoulders and remove excess sand either manually or by a front–end loader	x			
Grade gravel roads and gravel shoulders	x			
Clean out sediment contained in water bars or open–top culverts	x			
Ensure that stormwater is not impeded by accumulations of material or false ditches in the roadway shoulder	x			
Vegetative Swale				
Mow grass swales monthly				
Inspect swale following significant rainfall event	x	x	x	
Control vegetated growth and woody vegetation	x	x		
Repair any erosion of the ditch	x	x		
Remove debris and liter as necessary				

NOTE:
ALL FACILITIES SHOULD BE INSPECTED ON AN ANNUAL BASIS AT A MINIMUM. IN ADDITION, ALL FACILITIES SHOULD BE INSPECTED AFTER A SIGNIFICANT PRECIPITATION EVENT TO ENSURE THE FACILITY IS DRAINING APPROPRIATELY AND TO IDENTIFY ANY DAMAGE THAT OCCURRED AS A RESULT OF THE INCREASED RUNOFF. FOR THE PURPOSE OF THIS STORMWATER MANAGEMENT PROGRAM, A SIGNIFICANT RAINFALL EVENT IS CONSIDERED AN EVENT OF THREE (3) INCHES IN A 24–HOUR PERIOD OR 0.5 INCHES IN A ONE–HOUR PERIOD. IT IS ANTICIPATED THAT A SHORT, INTENSE EVENT IS LIKELY TO HAVE A HIGHER POTENTIAL OF EROSION FOR THIS SITE THAN A LONGER, HIGH VOLUME EVENT.

CASE #21526

APPROVED FOR THE RECORD:

EXETER PLANNING BOARD *DATE*



PLAN VIEW

PROFILE

STONE GRADATION TABLE

SIEVE SIZE	% PASSING BY WEIGHT
2 inch	100
1 1/2 inch	90–100
1 inch	20–55
3/4 inch	0–15
3/8 inch	0–5

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS. (SEE GRADATION TABLE)
2. LENGTH – DETAILED ON PLANS (75 FOOT MINIMUM).
3. THICKNESS – SIX (6) INCHES (MINIMUM).
4. WIDTH – FULL DRIVE WIDTH
5. FILTER FABRIC – MIRAFI 600X OR APPROVED EQUAL.
6. SURFACE WATER CONTROL – ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

P4725

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433–2335 www.ALTUS–ENG.com

ISSUED FOR:
DESIGN REVIEW

ISSUE DATE:
DECEMBER 15, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/15/15

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4725.DWG

SCALE:
22" X 34": NOT TO SCALE

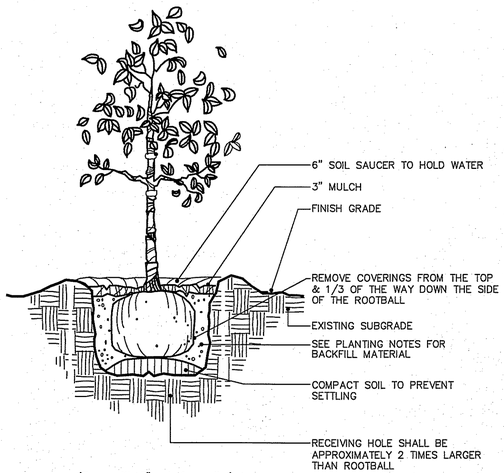
OWNER OF RECORD:
SOJA PARK–BENNETT REV. TRUST
153 HIGH STREET
EXETER, NH 03833

PROJECT:
TAX MAP 70, LOTS 144 & 145
TAX MAP 71, LOT 72
FOLSOM WAY & HIGH STREET
EXETER, NH

TITLE:
DETAIL SHEET

SHEET NUMBER:
D-1

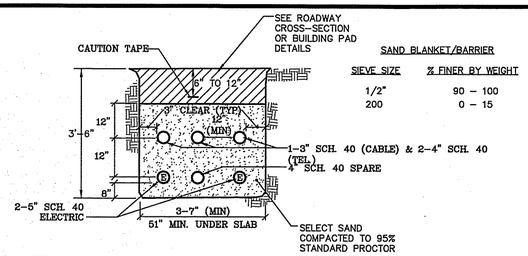
Z:\Working\Shared Files\Altus Documents\4700-4749\4725 hamel subdivision exeter\4725BASE.dwg, DETAILS D-1, 12/11/2015 2:21:50 PM


6" SOIL SAUCER TO HOLD WATER
3" MULCH
FINISH GRADE
REMOVE COVERINGS FROM THE TOP & 1/3 OF THE WAY DOWN THE SIDE OF THE ROOTBALL
EXISTING SUBGRADE
SEE PLANTING NOTES FOR BACKFILL MATERIAL
COMPACT SOIL TO PREVENT SETTLING
RECEIVING HOLE SHALL BE APPROXIMATELY 2 TIMES LARGER THAN ROOTBALL

(Trees with 3" cal. & smaller)

SMALL TREE PLANTING/STAKING DETAIL

NOT TO SCALE



SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

NOTES

1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10–FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP–PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6–INCH LAYERS AND THOROUGHLY COMPACTED.
4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY–FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. TYPICAL CONDUIT SIZES ARE 3–INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4–INCH FOR THREE PHASE SECONDARY, AND 5–INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

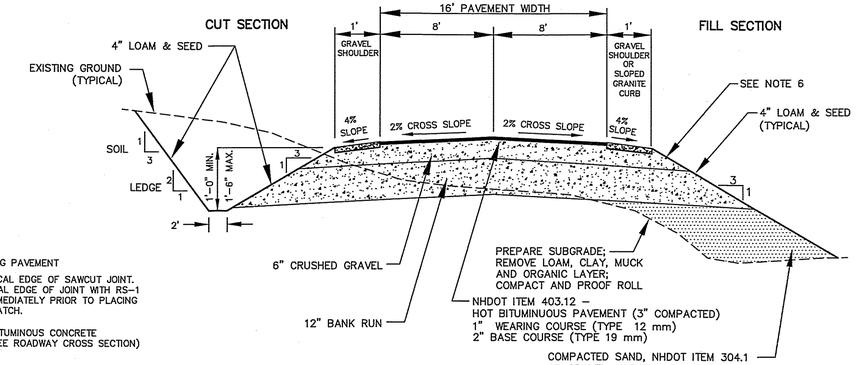
ELECTRIC/COMMUNICATION TRENCH

NOT TO SCALE

APPROVED FOR THE RECORD:

EXETER PLANNING BOARD *DATE*

CASE #21526

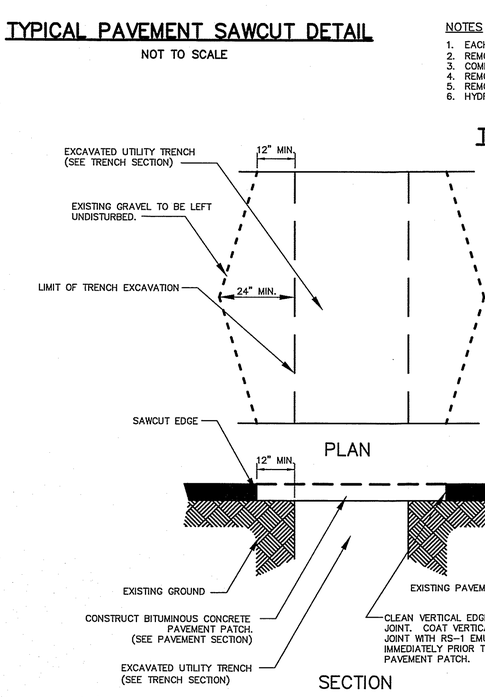


NOTES

1. EACH GRAVEL BASE COURSE TO BE CONSTRUCTED AT THE PAVEMENT CROSS SLOPE
2. REMOVE ROCKS AND LEDGE 18" BELOW LOWEST WORK BEING INSTALLED
3. COMPACT ALL MATERIALS TO 95% MAXIMUM PROTOR DENSITY.
4. REMOVE UNSTABLE MATERIAL BELOW THE LIMITS OF SHOULDER AND PAVEMENT.
5. REMOVE ALL STUMPS BELOW PAVED AREAS AND SHOULDERS.
6. HYDROSEED ALL ROADWAY SLOPES AND DITCHES.

TYPICAL PAVEMENT CROSS SECTION

NOT TO SCALE


SAWCUT EDGE
12" MIN.
EXISTING PAVEMENT
CLEAN VERTICAL EDGE OF SAWCUT JOINT. COAT VERTICAL EDGE OF JOINT WITH RS–1 EMULSION IMMEDIATELY PRIOR TO PLACING PAVEMENT PATCH.
CONSTRUCT BITUMINOUS CONCRETE PAVEMENT. (SEE ROADWAY CROSS SECTION)

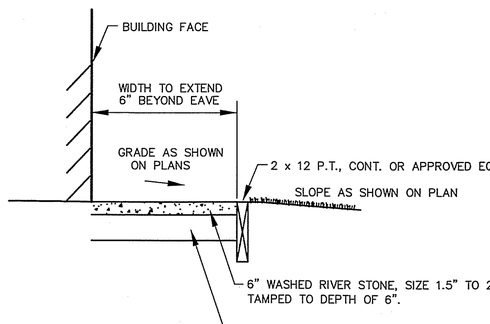
TYPICAL PAVEMENT SAWCUT DETAIL

NOT TO SCALE

EXCAVATED UTILITY TRENCH (SEE TRENCH SECTION)
12" MIN.
EXISTING GRAVEL TO BE LEFT UNDISTURBED.
LIMIT OF TRENCH EXCAVATION
24" MIN.
SAWCUT EDGE
12" MIN
PLAN
EXISTING GROUND
CONSTRUCT BITUMINOUS CONCRETE PAVEMENT PATCH. (SEE PAVEMENT SECTION)
EXCAVATED UTILITY TRENCH (SEE TRENCH SECTION)
EXISTING PAVEMENT
CLEAN VERTICAL EDGE OF SAWCUT JOINT. COAT VERTICAL EDGE OF JOINT WITH RS–1 EMULSION IMMEDIATELY PRIOR TO PLACING PAVEMENT PATCH.
SECTION

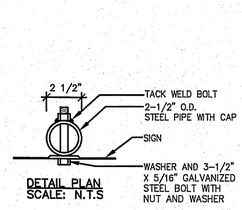
TYPICAL TRENCH PATCH

NOT TO SCALE


BUILDING FACE
WIDTH TO EXTEND 6" BEYOND EAVE
GRADE AS SHOWN ON PLANS
2 x 12 P.T., CONT. OR APPROVED EQUAL
SLOPE AS SHOWN ON PLAN
6" WASHED RIVER STONE, SIZE 1.5" TO 2.5", TAMPED TO DEPTH OF 6".
BANK RUN GRAVEL, 6" THICK

DRIP EDGE DETAIL

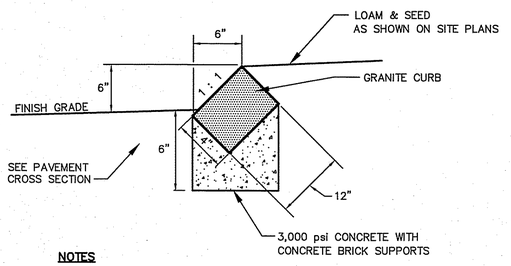
NOT TO SCALE



DETAIL PLAN
SCALE: N.T.S

CUL–DE–SAC LANE

D–3
(TO CONFORM TO REQUIREMENTS OF TOWN OF EXETER)



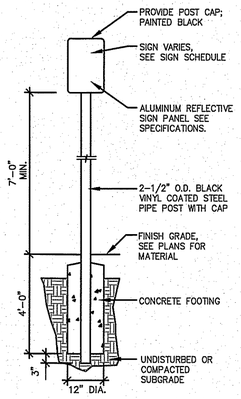
NOTES

1. SEE SITE PLAN FOR LIMITS OF CURBING
2. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART

RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
<2'	USE CURVED CURB USE RADIAL JOINTS
2'–15'	1'–6"
16'–28'	2'
29'–41'	3'
42'–55'	4'
56'–68'	5'
69'–82'	6'
83'–96'	7'
97'–110'	8'
OVER 110'	

SLOPED GRANITE CURB

NOT TO SCALE


PROVIDE POST CAP; PAINTED BLACK
SIGN VARIES, SEE SIGN SCHEDULE
ALUMINUM REFLECTIVE SIGN PANEL SEE SPECIFICATIONS.
7'–0" MIN.
2–1/2" O.D. BLACK VINYL COATED STEEL PIPE POST WITH CAP
FINISH GRADE, SEE PLANS FOR MATERIAL
4'–0"
CONCRETE FOOTING
3'
UNDISTURBED OR COMPACTED SUBGRADE
12" DIA.

SIGN POST DETAIL

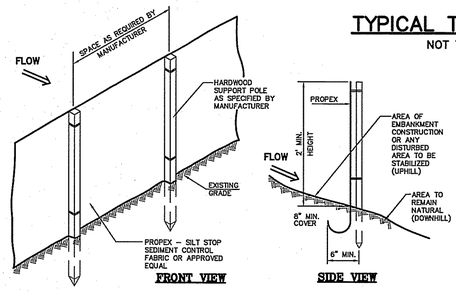
NOT TO SCALE

R1–1
24" x 24"

NOTE:
ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SIGN LEGEND

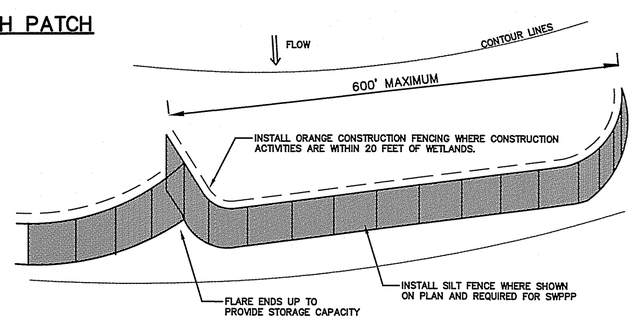
NOT TO SCALE


FLOW
SPACE AS REQUIRED BY MANUFACTURER
HARDWOOD SUPPORT POLE AS SPECIFIED BY MANUFACTURER
EXISTING GRADE
PROPEX – SILT STOP SEDIMENT CONTROL FABRIC OR APPROVED EQUAL.
FRONT VIEW
PROPEX
2' MIN. HEIGHT
FLOW
AREA OF EMBANKMENT CONSTRUCTION OR ANY DISTURBED AREA TO BE STABILIZED (UPHILL)
AREA TO REMAIN NATURAL (DOWNHILL)
8" MIN. COVER
6" MIN.
SIDE VIEW

NOTE:
SILT FENCE SHALL BE INSTALLED ALONG THE TOE OF ALL SLOPES WHERE THERE ARE UP GRADIENT DISTURBANCES

SILT FENCE DETAIL

NOT TO SCALE


FLOW
CONTOUR LINES
600' MAXIMUM
INSTALL ORANGE CONSTRUCTION FENCING WHERE CONSTRUCTION ACTIVITIES ARE WITHIN 20 FEET OF WETLANDS.
FLARE ENDS UP TO PROVIDE STORAGE CAPACITY
INSTALL SILT FENCE WHERE SHOWN ON PLAN AND REQUIRED FOR SWPPP

SILT AND ORANGE CONSTRUCTION FENCE LAYOUT

NOT TO SCALE

P4725

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433–2335 www.ALTUS–ENG.com

ISSUED FOR:
DESIGN REVIEW

ISSUE DATE:
DECEMBER 15, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	12/15/15

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4725.DWG

SCALE:
NOT TO SCALE

OWNER OF RECORD:
SOJA PARK–BENNETT REV. TRUST
153 HIGH STREET
EXETER, NH 03833

PROJECT:
TAX MAP 70, LOTS 144 & 145
TAX MAP 71, LOT 72
FOLSOM WAY & HIGH STREET
EXETER, NH

TITLE:
DETAIL SHEET

SHEET NUMBER:
D-2

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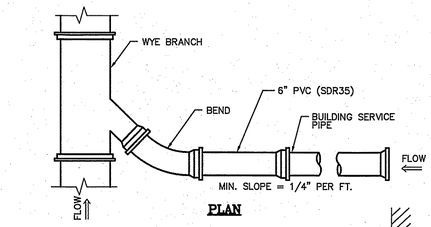
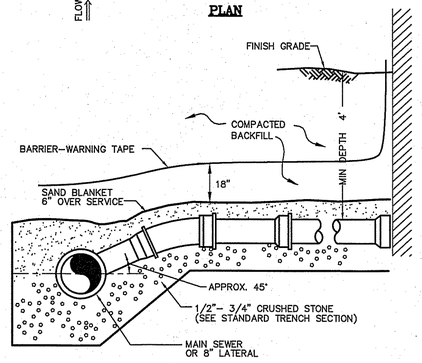


PLAN

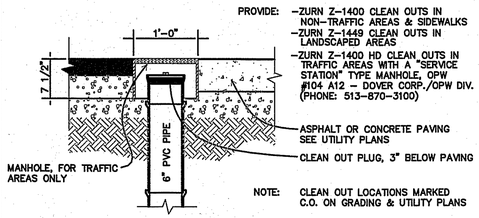


NOTE: SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.

ELEVATION

TYPICAL SERVICE CONNECTION

NOT TO SCALE

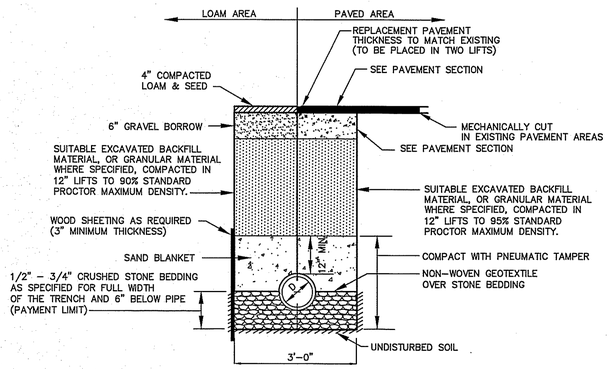

1'–0"
7 1/2"
6" PVC PIPE
ASPHALT OR CONCRETE PAVING SEE UTILITY PLANS
CLEAN OUT PLUG, 3" BELOW PAVING
MANHOLE, FOR TRAFFIC AREAS ONLY

PROVIDE:
- –ZURN Z–1400 CLEAN OUTS IN NON–TRAFFIC AREAS & SIDEWALKS
- –ZURN Z–1449 CLEAN OUTS IN LANDSCAPED AREAS
- –ZURN Z–1400 HD CLEAN OUTS IN TRAFFIC AREAS WITH A "SERVICE STATION" TYPE MANHOLE, OPW #104 A12 – DOVER CORP./OPW DIV. (PHONE: 513–870–3100)

NOTE: CLEAN OUT LOCATIONS MARKED C.O. ON GRADING & UTILITY PLANS

CLEANOUT DETAIL

NOT TO SCALE


LOAM AREA
PAVED AREA
REPLACEMENT PAVEMENT THICKNESS TO MATCH EXISTING (TO BE PLACED IN TWO LIFTS)
SEE PAVEMENT SECTION
4" COMPACTED LOAM & SEED
6" GRAVEL BORROW
MECHANICALLY CUT IN EXISTING PAVEMENT AREAS
SEE PAVEMENT SECTION
SUITABLE EXCAVATED BACKFILL MATERIAL, OR GRANULAR MATERIAL WHERE SPECIFIED, COMPACTED IN 12" LIFTS TO 90% STANDARD PROCTOR MAXIMUM DENSITY.
SUITABLE EXCAVATED BACKFILL MATERIAL, OR GRANULAR MATERIAL WHERE SPECIFIED, COMPACTED IN 12" LIFTS TO 95% STANDARD PROCTOR MAXIMUM DENSITY.
WOOD SHEETING AS REQUIRED (3" MINIMUM THICKNESS)
SAND BLANKET
12" MIN
COMPACT WITH PNEUMATIC TAMPER
1/2" – 3/4" CRUSHED STONE BEDDING AS SPECIFIED FOR FULL WIDTH OF THE TRENCH AND 6" BELOW PIPE (PAYMENT LIMIT)
NON–WOVEN GEOTEXTILE OVER STONE BEDDING
O.D.
UNDISTURBED SOIL
3'–0"

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET		CRUSHED STONE BEDDING *	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 – 100	1"	100
200	0 – 15	3/4"	90 – 100
		3/8"	20 – 55
		# 4	0 – 10
		# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

SEWER TRENCH SECTION

NOT TO SCALE

APPROVED FOR THE RECORD: CASE #21526

EXETER PLANNING BOARD DATE

STANDARD TRENCH NOTES:

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN OF THE DRAWING.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, STONE SIZE NO. 67.
   100% PASSING 1 INCH SCREEN
   90 – 100% PASSING 3/4 INCH SCREEN
   20 – 55% PASSING 3/8 INCH SCREEN
   0–10% PASSING #4 SIEVE
   0–5% PASSING #8 SIEVE
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1–1/2 INCH TO 1/2 INCH SHALL BE USED.
3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 90 – 100% PASSES 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR CAST–IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED HOWEVER, THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE.
4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION; AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

   IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT, IF SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER, FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION, WILL BE PRESERVED.
5. BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES – DIVISIONS 300 AND 400 RESPECTIVELY.
6. SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID–DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAT 1 FOOT ABOVE THE TOP OF THE PIPE.
7. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
8. FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
9. CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS:
   CEMENT: 6.0 BAGS PER CUBIC YARD
   WATER: 5.75 GALLONS PER BAG CEMENT
   MAXIMUM SIZE OF AGGREGATE: 1 INCH
   CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
10. CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
11. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO TOWN'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.
12. LEDGE PAVEMENT LIMITS:
    12" BEYOND EACH SIDE OF PIPE (36" MIN. TRENCH), 6" BELOW INVERT AND 12" BEYOND STRUCTURE WALLS.

MANHOLE NOTES:

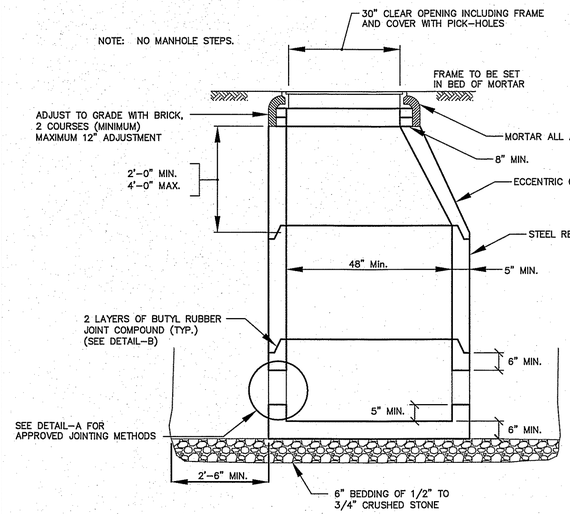
1. IT IS THE INTENTION OF THE NHDES THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE COMMISSION FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT IN ANY APPROVED MANHOLE. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H–20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MAN–HOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE, A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
2. BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED.
3. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
4. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS.
5. INVERTS AND SHELVES MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES, OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
6. FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30–INCH CLEAR OPENING. A 3–INCH (MINIMUM HEIGHT) LETTER "S" FOR SEWERS OR "D" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
7. BEDDING SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33.

   100% PASSING 1 INCH SCREEN
   90–100% PASSING 3/4 INCH SCREEN
   20–55% PASSING 3/8 INCH SCREEN
   0–10% PASSING #4 SIEVE
   0–5% PASSING #8 SIEVE

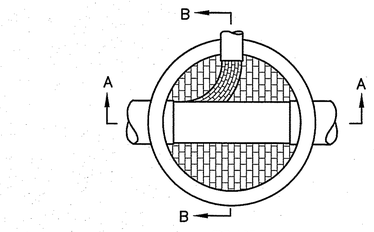
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1–1/2" TO 1/2" SHALL BE USED.
8. CONCRETE FOR DROP SUPPORT SHALL CONFORM TO THE REQUIREMENT FOR CLASS A (3000 LBS.) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:

   CEMENT 6.0 BAGS PER CUBIC YARD
   WATER 5.75 GALLONS PER BAG CEMENT
   MAXIMUM SIZE OF AGGREGATE 1 INCH
9. FLEXIBLE JOINT A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:

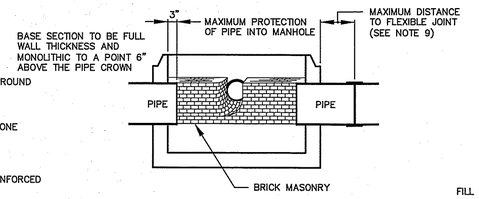
   PVC PIPE – 60"
   RCP & CI PIPE – ALL SIZES – 48"
   AC & VC PIPE – UP THROUGH 12" DIAMETER – 18"
   AC & VC PIPE – LARGER THAN 12" DIAMETER – 36"
10. SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H–20 LOADS.


30" CLEAR OPENING INCLUDING FRAME AND COVER WITH PICK–HOLES
NOTE: NO MANHOLE STEPS.
FRAME TO BE SET IN BED OF MORTAR
ADJUST TO GRADE WITH BRICK, 2 COURSES (MINIMUM) MAXIMUM 12" ADJUSTMENT
MORTAR ALL AROUND
8" MIN.
2'–0" MIN. 4'–0" MAX.
ECCENTRIC CONE
STEEL REINFORCED
48" Min.
5" MIN.
2 LAYERS OF BUTYL RUBBER JOINT COMPOUND (TYP.) (SEE DETAIL–B)
6" MIN.
5" MIN.
6" MIN.
SEE DETAIL–A FOR APPROVED JOINTING METHODS
2'–6" MIN.
6" BEDDING OF 1/2" TO 3/4" CRUSHED STONE

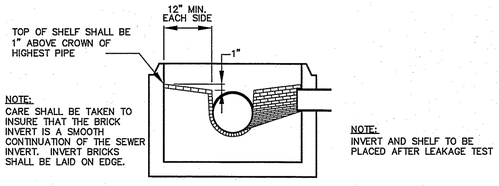
TYPICAL SECTION



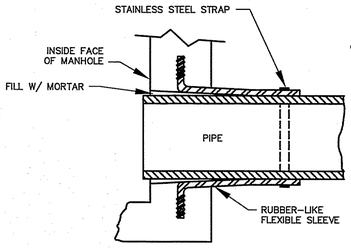
PLAN


3"
MAXIMUM PROTECTION OF PIPE INTO MANHOLE
MAXIMUM DISTANCE TO FLEXIBLE JOINT (SEE NOTE 9)
BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN
PIPE
PIPE
BRICK MASONRY

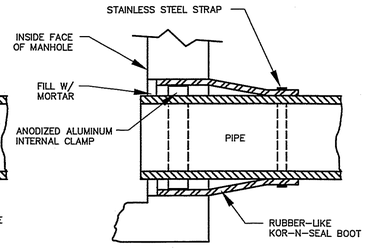
SECTION A–A


12" MIN. EACH SIDE
TOP OF SHELF SHALL BE 1" ABOVE CROWN OF HIGHEST PIPE
1"
NOTE: CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
NOTE: INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST

SECTION B–B



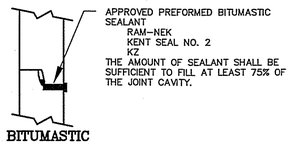
LOCK–JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)



KOR–N–SEAL JOINT SLEEVE (OR EQUAL)

NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

DETAIL–A


APPROVED PREFORMED BITUMASTIC SEALANT
RAM–NEK
KENT SEAL NO. 2
KZ
THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
BITUMASTIC

NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

DETAIL–B

(APPROVED MANHOLE SECTION JOINTING METHODS)

SEWER MANHOLE DETAILS

NOT TO SCALE

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433–2335 www.ALTUS–ENG.com

ISSUED FOR: DESIGN REVIEW

ISSUE DATE: DECEMBER 15, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	12/15/15

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4725.DWG

SCALE: NOT TO SCALE

OWNER OF RECORD:
SOJA PARK–BENNETT REV. TRUST
153 HIGH STREET
EXETER, NH 03833

PROJECT:
TAX MAP 70, LOTS 144 & 145
TAX MAP 71, LOT 72
FOLSOM WAY & HIGH STREET
EXETER, NH

TITLE: DETAIL SHEET

SHEET NUMBER: D-3

P4725

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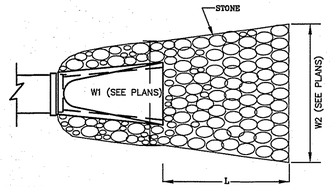
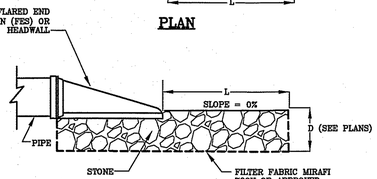
APPROVED FOR THE RECORD: CASE #21526

EXETER PLANNING BOARD _____ DATE _____



PLAN



SECTION

MAINTENANCE

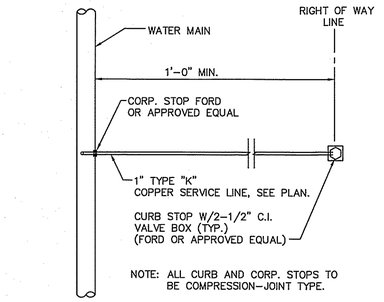
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

RIPRAP OUTLET PROTECTION

NOT TO SCALE


WATER MAIN
RIGHT OF WAY LINE
1'-0" MIN.
CORP. STOP FORD OR APPROVED EQUAL
1" TYPE "K" COPPER SERVICE LINE, SEE PLAN.
CURB STOP W/2-1/2" C.I. VALVE BOX (TYP.) (FORD OR APPROVED EQUAL)

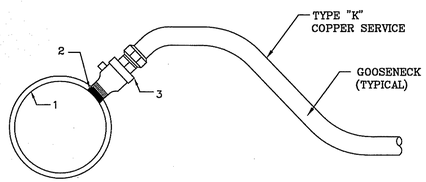
NOTE: ALL CURB AND CORP. STOPS TO BE COMPRESSION-JOINT TYPE.

WATER SERVICE CONNECTION TYPICAL

NOT TO SCALE

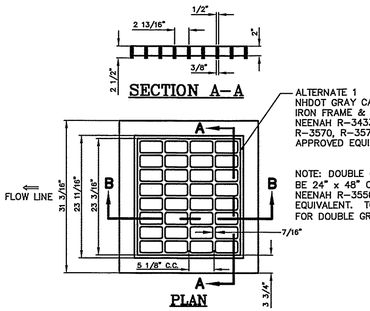
NOTES:

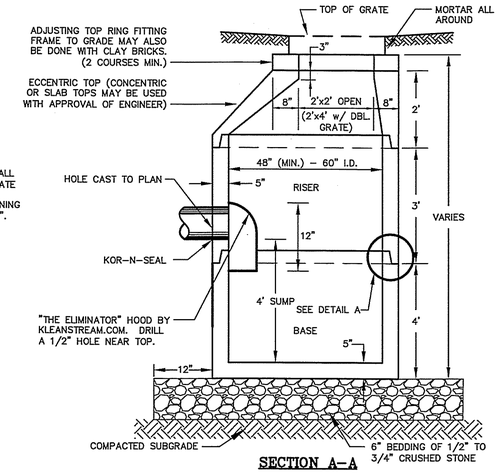
1. REPORTED 8"
2. REPORTED 8" x 1" TAP.
3. 1" CORPORATION STOP, FORD OR APPROVED EQUAL TO BE INSTALLED.

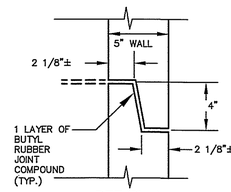


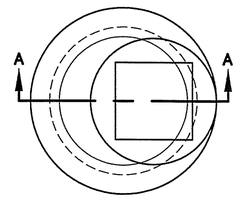
SERVICE TO MAIN CONNECTION DETAIL

NOT TO SCALE







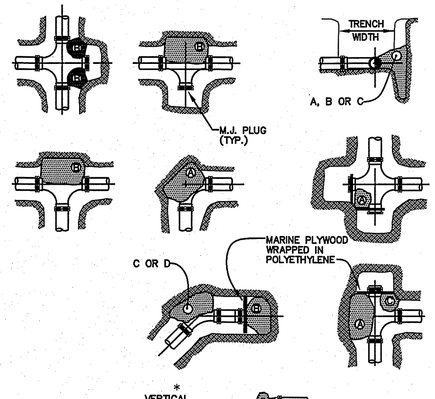


NOTES

1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. USE H20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4' OF FINISH GRADE.
7. FRAME AND GRATE DIMENSIONS ARE TYPICAL BUT MAY VARY BASED ON PRODUCT SELECTED OR EQUIVALENT APPROVED BY THE ENGINEER.

DEEP SUMP CATCH BASIN

NOT TO SCALE



TEST PRESSURE = 150 psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE	PIPE SIZE				
		4"	6"	8"	10"	12"
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.65	1.55	2.78	8.38	12.00
	C 45°	0.48	1.19	2.12	6.02	9.32
	D 22-1/2°	0.25	0.60	1.06	3.08	4.74
	E 11-1/4°	0.13	0.30	0.54	1.54	2.38

NOTES:

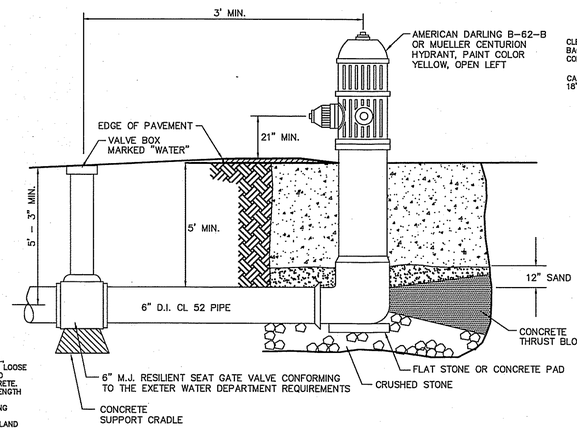
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
5. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.

THRUST BLOCKING DETAIL

NOT TO SCALE

NOTES:

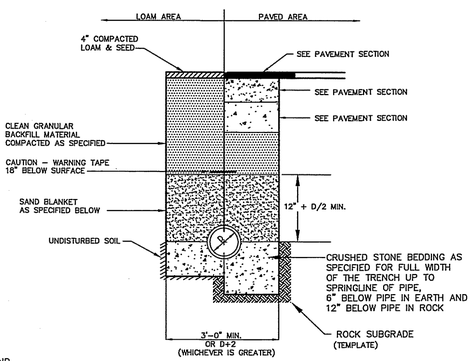
1. HYDRANT INSTALLATION AND OPERATION TO CONFORM TO REGULATIONS OF TOWN OF EXETER WATER AND FIRE DEPARTMENTS.
2. GATE VALVES TO OPEN LEFT.
3. DRAIN PORTS SHALL BE PLUGGED.


3' MIN.
AMERICAN DARLING B-62-B OR MUELLER CENTURION HYDRANT, PAINT COLOR YELLOW, OPEN LEFT
EDGE OF PAVEMENT
VALVE BOX MARKED "WATER"
21" MIN.
5' - 3" MIN.
5' MIN.
12" SAND
6" D.I. CL 52 PIPE
CONCRETE THRUST BLOCK
6" M.J. RESILIENT SEAT GATE VALVE CONFORMING TO THE EXETER WATER DEPARTMENT REQUIREMENTS
FLAT STONE OR CONCRETE PAD
CRUSHED STONE
CONCRETE SUPPORT CRADLE

FIRE HYDRANT

(EXETER HYDRANT STANDARD)

NOT TO SCALE


LOAM AREA
PAVED AREA
4" COMPACTED LOAM & SEED
SEE PAVEMENT SECTION
SEE PAVEMENT SECTION
SEE PAVEMENT SECTION
CLEAN GRANULAR BACKFILL MATERIAL COMPACTED AS SPECIFIED
CAUTION - WARNING TAPE 18" BELOW SURFACE
SAND BLANKET AS SPECIFIED BELOW
12" + D/2 MIN.
UNDISTURBED SOIL
CRUSHED STONE BEDDING AS SPECIFIED FOR FULL WIDTH OF THE TRENCH UP TO SPRINGLINE OF PIPE, 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK
3'-0" MIN. OR D+2 (WHICHEVER IS GREATER)
ROCK SUBGRADE (TEMPLATE)

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

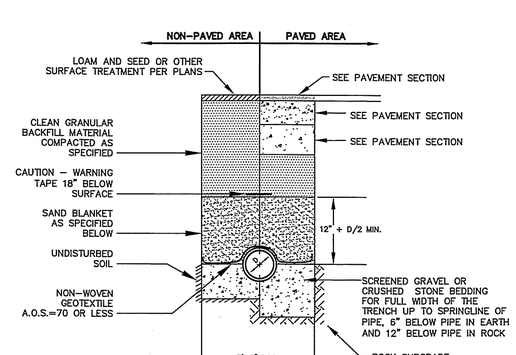
SAND BLANKET	
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

UTILITY TRENCH SECTION

NOT TO SCALE


NON-PAVED AREA
PAVED AREA
LOAM AND SEED OR OTHER SURFACE TREATMENT PER PLANS
SEE PAVEMENT SECTION
SEE PAVEMENT SECTION
SEE PAVEMENT SECTION
CLEAN GRANULAR BACKFILL MATERIAL COMPACTED AS SPECIFIED
CAUTION - WARNING TAPE 18" BELOW SURFACE
SAND BLANKET AS SPECIFIED BELOW
12" + D/2 MIN.
UNDISTURBED SOIL
NON-WOVEN GEOTEXTILE A.O.S.=70 OR LESS
SCREENED GRAVEL OR CRUSHED STONE BEDDING FOR FULL WIDTH OF THE TRENCH UP TO SPRINGLINE OF PIPE, 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK
3'-0" MIN. OR D+2 (WHICHEVER IS GREATER)
ROCK SUBGRADE (TEMPLATE)

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER	
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

STORM DRAIN TRENCH

NOT TO SCALE

P4725

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR: DESIGN REVIEW

ISSUE DATE: DECEMBER 15, 2015

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	12/15/15

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4725.DWG

SCALE: NOT TO SCALE

OWNER OF RECORD:
SOJA PARK-BENNETT REV. TRUST
153 HIGH STREET
EXETER, NH 03833

PROJECT:
TAX MAP 70, LOTS 144 & 145
TAX MAP 71, LOT 72
FOLSOM WAY & HIGH STREET
EXETER, NH

TITLE: DETAIL SHEET

SHEET NUMBER: D-4

Z:\Working\Shared Files\Altus Documents\4700-4749\4725 hamel subdivsion exeter\4725BASE.dwg, DETAILS D-4, 12/11/2015 2:20:56 PM

Town of Exeter

Certificate of Monumentation Installation Form

Subdivider's Name: SOJA PARK-BENNETT REVOCABLE TRUST
Mailing Address: 153 HIGH ST, EXETER NH 03833

Street Address of Property Subdivided: 153 HIGH ST, FOLSOM WAY
Map #: 70 71 Lot #: 72 144-145
Surveyor of Approved Plan: ANNE W. BIALOBRZESKI
Date of Planning Board Approval or Conditional Approval: 06/23/16
Number of granite bounds required by Approved Plan: 0
Number of iron pipes required by Approved Plan: 4

"I hereby certify that the monumentation required on the above referenced subdivision plan has been accurately installed under my supervision and said monumentation complies with Section 9.25.1 of the Exeter Site Plan Review and Subdivision Regulations."

Signature of Surveyor: Anne W Bialobrzeski Date: 8/2/16
Surveying Company: STOCKTON SERVICES Telephone #: 929-7404

STATE OF NEW HAMPSHIRE LAND SURVEYOR No. 752 ANNE W. BIALOBRZESKI
Anne W Bialobrzeski
8/2/16

Seal of Surveyor

For Planning Board Use Only.

Date of Receipt: _____ Received By: _____

occ 4 BS 8

2 696 BENNET [6672]

Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
	07-13-2016	09:41:26			C:...\BMHOME13	
		SETHUB	4	4970.7972	5414.6361	OCC AZ
Storage Point= 82-						
Point= 211	129-11-05 49.99					
129-11-53	50.06					
		lc	211	4989.4822	5461.0755	INV AR
		SETHUB	4	4970.7972	5414.6361	
Point= 210						
13-45-13	170.76					
		lc	210	5086.4658	5289.0150	INV AR
		SETHUB	4	4970.7972	5414.6361	
Point= 10-						

Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
	07-13-2016	09:42:03			C:...\BMHOME13	
Occupied Point= 8						
		SETHUB	8	5024.1248	5317.9713	OCC
Backsight Point= 4						
		SETHUB	4	4970.7972	5414.6361	BS
298-53-04	110.40					
		SETHUB	8	5024.1248	5317.9713	OCC AZ
Storage Point= 82-						
Point= 210						
216-12-05	68.74					
		lc	210	5086.4658	5289.0150	INV AR
		SETHUB	8	5024.1248	5317.9713	
Point= 211						
344-43-26	147.24					
		lc	211	4989.4822	5461.0755	INV AR
		SETHUB	8	5024.1248	5317.9713	
Point= 10-						

Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
	07-13-2016	09:42:42			C:...\BMHOME13	
Occupied Point= 5						
		SETHUB	5	4855.3538	5307.8891	OCC
Backsight Point= 6						
		SETHUB	6	4894.3740	5205.0746	BS
110-46-58	109.97					
		SETHUB	5	4855.3538	5307.8891	OCC AZ
Storage Point= 82-						
Point= 214						
166-13-04	83.37					
		lc	214	4845.1929	5390.6364	INV AR
		SETHUB	5	4855.3538	5307.8891	
Point= 10-						

Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
	07-13-2016	09:43:13			C:...\BMHOME13	
Occupied Point= 5						
		SETHUB	5	4855.3538	5307.8891	OCC
Backsight Point= 4						
		SETHUB	4	4970.7972	5414.6361	BS
222-45-31	157.23					
		SETHUB	5	4855.3538	5307.8891	OCC AZ
Storage Point= 82-						
Point= 214						
54-14-31	83.37					
		lc	214	4845.1929	5390.6364	INV AR
		SETHUB	5	4855.3538	5307.8891	
Point= 215						
307-49-29	51.77					

JOB #12 696 BENNET [6672]

Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
----------07-28-2016-----11:56:05----------C:...\BMHOME13						
----------07-28-2016-----11:56:45----------C:...\BMHOME13						
Occupied Point= 79						
		HUB	79	4953.3992	5090.5055	OCC
Backsight Point= 6						
297-15-26	128.88	SETHUB	6	4894.3740	5205.0746	BS
		HUB	79	4953.3992	5090.5055	OCC AZ
Storage Point= 82-						
Point= 6						
00-00-00	128.88					
		SETHUB	6	4894.3740	5205.0746	INV AR
		HUB	79	4953.3992	5090.5055	
Point= 94						
36-04-25	126.95					
		CALCOR	94	4839.9550	5147.4857	INV AR
		HUB	79	4953.3992	5090.5055	
Point= 415						
36-04-26	126.95					
			415	4839.9555	5147.4849	INV AR
		HUB	79	4953.3992	5090.5055	
Point= 10-						
Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
----------07-28-2016-----11:57:17----------C:...\BMHOME13						
Occupied Point= 6						
		SETHUB	6	4894.3740	5205.0746	OCC
Backsight Point= 79						
17-15-26	128.88	HUB	79	4953.3992	5090.5055	BS
		SETHUB	6	4894.3740	5205.0746	OCC AZ
Storage Point= 82-						
Point= 94						
89-21-50	79.23					
		CALCOR	94	4839.9550	5147.4857	INV AR
		SETHUB	6	4894.3740	5205.0746	
Point= 10-						
Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
----------07-28-2016-----11:57:49----------C:...\BMHOME13						
Occupied Point= 6						
		SETHUB	6	4894.3740	5205.0746	OCC
Backsight Point= 100						
17-15-16	128.88	SETHUB7A	100	4953.3926	5090.5051	BS
		SETHUB	6	4894.3740	5205.0746	OCC AZ
Storage Point= 82-						
Point= 94						
89-22-00	79.23					
		CALCOR	94	4839.9550	5147.4857	INV AR
		SETHUB	6	4894.3740	5205.0746	
Point= 10-						
Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
----------07-28-2016-----11:58:17----------C:...\BMHOME13						
Occupied Point= 94						
		CALCOR	94	4839.9550	5147.4857	OCC
Backsight Point= 81-						
Point= 55						
6-35-25	510.68					
		EPPT	55	5249.9905	5451.8975	INV AZ
Point= 93						

Command= 10-

Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
----------07-28-2016-----12:11:37----------C:...\BMHOME13						
Occupied Point= 2						
		2setpk	2	5232.4861	5555.1486	OCC
Backsight Point= 1						
137-36-12	100.06	7AHUB	1	5306.3803	5487.6816	BS
		2setpk	2	5232.4861	5555.1486	OCC AZ
Storage Point= 82-						
Point= 9898						
Unused Point						
Point= 98						
185-32-14	61.69					
		cal cor	98	5183.1293	5592.1520	INV AR
		2setpk	2	5232.4861	5555.1486	
Point= 1-						
Command= 10-						
Bearing	Distance	Descrip	Pnt.	Northing	Easting	Type
----------07-28-2016-----12:13:04----------C:...\BMHOME13						
Occupied Point= 2						
		2setpk	2	5232.4861	5555.1486	OCC
Backsight Point= 1						
137-36-12	100.06	7AHUB	1	5306.3803	5487.6816	BS
		2setpk	2	5232.4861	5555.1486	OCC AZ
Storage Point= 82-						
Point= 1						
00-00-00	100.06					
		7AHUB	1	5306.3803	5487.6816	INV AR
		2setpk	2	5232.4861	5555.1486	
Point= 98						
185-32-14	61.69					
		cal cor	98	5183.1293	5592.1520	INV AR
		2setpk	2	5232.4861	5555.1486	
Point= 81-						
Point= 98						
185-32-14	61.69					
		cal cor	98	5183.1293	5592.1520	INV AR
Point= 82-						
Point= 40						
140-33-48	18.49					
		SIGN**	40	5178.7491	5610.1152	INV AR
		cal cor	98	5183.1293	5592.1520	
Point= 33						
299-26-14	13.21					
		DRIPDEG	33	5181.4223	5579.0484	INV AR
		cal cor	98	5183.1293	5592.1520	
Point= 4-						

153 HIGH ST

Location	153 HIGH ST	**Assessment**	$466,600
Mblu	70/ / 144/ /	**Appraisal**	$466,600
Acct#	B1400R	**PID**	2128
Owner	PARK-BENNETT SOJA REV TR	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$283,700	$182,900	$466,600
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$283,700	$182,900	$466,600

Owner of Record

Owner	PARK-BENNETT SOJA REV TR	**Sale Price**	$260,000
Co-Owner	PARK-BENNETT SOJA TRUSTEE	**Book & Page**	3708/1263
Address	153 HIGH ST EXETER, NH 03833	**Sale Date**	01/14/2002

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
BATES ROBERT H		3535/0394	01/17/2001
BATES ROBERT H		3528/2831	12/21/2000
BATES ROBERT H	$0	1367/0134	

Building Information

Building 1 : Section 1

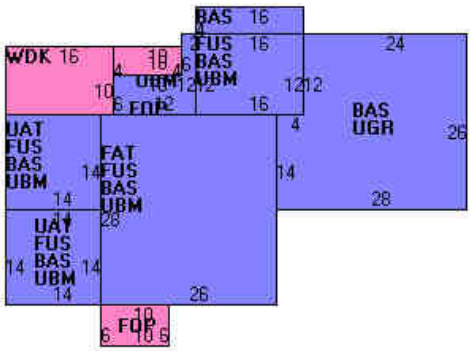
Year Built: 1900
Living Area: 3598
Replacement Cost: $393,174
Building Percent Good: 70
Replacement Cost Less Depreciation: $275,200

Building Attributes	
Field	**Description**
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	10
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo

(http://images.vgsi.com/photos/exeterNHPhotos//\00\01\08/19.jpg)

Building Layout



Building Sub-Areas			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2140	2140
FUS	Upper Story, Finished	1312	1312
FAT	Attic, Finished	728	146
FOP	Porch, Open, Finished	124	0
UAT	Attic, Unfinished	392	0
UBM	Basement, Unfinished	1436	0
UGR	Garage, Under	680	0
WDK	Deck, Wood	160	0
		6972	3598

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1 UNITS	$3,300	1

Land

Land Use

Use Code	1010
Description	Single Fam MDL-01
Zone	R-2
Neighborhood	85
Alt Land Appr	No
Category	

Land Line Valuation

Size (Sqr Feet)	52272
Frontage	0
Depth	0
Assessed Value	$182,900
Appraised Value	$182,900

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT1	PATIO-AVG			256 S.F.	$300	1
FGR1	GARAGE-AVE			396 S.F.	$3,800	1
GRN1	GREEN HOUSE-RS			100 S.F.	$1,100	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2012	$283,700	$182,900	$466,600
2011	$283,700	$182,900	$466,600
2010	$421,000	$182,900	$603,900

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2012	$283,700	$182,900	$466,600
2011	$283,700	$182,900	$466,600
2010	$421,000	$182,900	$603,900

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FOLSOM WAY

Location	FOLSOM WAY	**Assessment**	$35,000
Mblu	70/ / 145/ /	**Appraisal**	$35,000
Acct#	B1450R	**PID**	2129
Owner	PARK-BENNETT SOJA REVOCABLE TRUST	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$0	$35,000	$35,000
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$0	$35,000	$35,000

Owner of Record

Owner	PARK-BENNETT SOJA REVOCABLE TRUST	**Sale Price**	$152,000
Co-Owner	PARK-BENNETT SOJA TRUSTEE	**Book & Page**	5486/2479
Address	153 HIGH STREET EXETER, NH 03833	**Sale Date**	10/10/2013

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
BATES GAIL OBERLIN TRUST		5319/0303	05/23/2012
BATES ROBERT H	$0	1435/ 257	

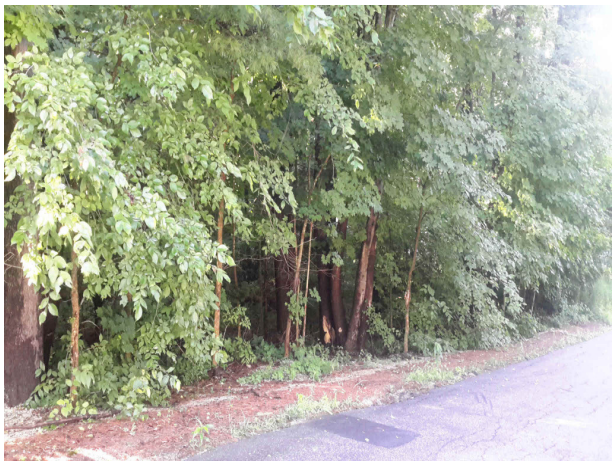
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
MHP	

Building Photo



(http://images.vgsi.com/photos/exeterNHPhotos//\00\01\46/39.jpg)

Building Layout

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1300
Description	RES ACLNDV
Zone	R-2
Neighborhood	60
Alt Land Appr	No
Category	

Land Line Valuation

Size (Sqr Feet)	52272
Frontage	0
Depth	0
Assessed Value	$35,000
Appraised Value	$35,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2012	$0	$35,000	$35,000
2011	$0	$35,000	$35,000
2010	$0	$35,000	$35,000

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2012	$0	$35,000	$35,000
2011	$0	$35,000	$35,000
2010	$0	$35,000	$35,000

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FOLSOM WAY

Location	FOLSOM WAY	**Assessment**	$98,300
Mblu	71/ / 72/ /	**Appraisal**	$98,300
Acct#	B1425R	**PID**	2202
Owner	PARK-BENNETT SOJA REVOCABLE TRUST	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$0	$98,300	$98,300
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$0	$98,300	$98,300

Owner of Record

Owner	PARK-BENNETT SOJA REVOCABLE TRUST	**Sale Price**	$152,000
Co-Owner	PARK-BENNETT SOJA TRUSTEE	**Book & Page**	5486/2479
Address	153 HIGH STREET EXETER, NH 03833	**Sale Date**	10/10/2013

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
BATES GAIL OBERLIN TRUST		5319/0303	05/23/2012
BATES ROBERT H	$0	2004/0053	

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
MHP	

Building Photo

(http://images.vgsi.com/photos/exeterNHPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1300
Description	RES ACLNDV
Zone	R-2
Neighborhood	60
Alt Land Appr	No
Category	

Land Line Valuation

Size (Sqr Feet)	26572
Frontage	0
Depth	0
Assessed Value	$98,300
Appraised Value	$98,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2012	$0	$98,300	$98,300
2011	$0	$98,300	$98,300
2010	$0	$98,300	$98,300

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2012	$0	$98,300	$98,300
2011	$0	$98,300	$98,300
2010	$0	$98,300	$98,300

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15

KNOW all Men by these Presents, That

I Perley D. Blodgett of Exeter in the County of Rockingham and State of New Hampshire Physician

Blodgett to Treadwell & Grantee

For and in consideration of the sum of twenty one hundred dollars to me in hand before the delivery hereof, well and truly paid by Thomas D. Treadwell of Cambridge in the County of Middlesex and commonwealth of Massachusetts printer.

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Treadwell his heirs and assigns forever a certain tract of land ~~with the buildings thereon situated~~ in Exeter aforesaid containing seventeen acres more or less, and bounded Northerly on the road leading from Hampton to Exeter in part and partly on the burying ground, Easterly on land of John Bolkins, Southerly on land of Reese Dearborn and Westerly on land of Reese Dearborn and Joseph Tilton in part and partly on land of Josiah Folsom Jun being the same land which was conveyed to me by John Hoitt by deed dated the 11th of Sept D. 1837.

To have and to hold the said granted premises with all the privileges and appurtenances to the same belonging, to him the said Treadwell heirs and assigns to his and their only proper use and benefit forever. And I the said Perley my heirs, executors, and administrators, do hereby covenant, grant and agree to and with the said Treadwell his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear of all and every incumbrance whatsoever, and that I my heirs, executors and administrators shall and will warrant and defend the same to the said Tredwell his heirs and assigns against the lawful claims and demands of any person or persons whomsoever.

And I Myra B. Blodgett Wife of the said Perley D. Blodgett in consideration aforesaid, do hereby relinquish my right of Dower in the before mentioned premises.

In witness whereof, we have hereunto set our hands and seals this twenty seventh day of April in the year of our Lord one thousand eight hundred and forty.

Signed Sealed and Delivered
in presence of
Jno Sullivan
Kidder B. Haynes

Perley D. Blodgett L.S.
Myra A. Blodgett L.S.

State of New Hampshire Rockingham ss. April 27 1840, Personally appearing the abovenamed Perley D. Blodgett acknowledged the foregoing instrument to be his voluntary act and deed, before me Jno Sullivan Justice of the Peace

Rec'd & Recorded 27th April 1840 Francis D. Randall Reg.

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Know all Men by these Presents,

That I, Thomas D. Treadwell of Epeler in the County of Rockingham and State of New Hampshire. { U. S. Rev. # 2.50

For and in consideration of the sum of Thirty five hundred dollars to me in hand, before the delivery hereof, well and truly paid by Napoleon B. Treadwell of Newmarket in the County and State aforesaid { Treadwell to Treadwell,

the receipt whereof I do hereby acknowledge, have ~~given~~, granted, bargained, and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Napoleon B. Treadwell his heirs and assigns forever,

A certain tract of land with the buildings thereon situated in Epeler aforesaid, containing seventeen acres, more or less & bounded Northerly on the road leading from Hampton to Epeler in part and partly by the burying ground, Easterly on land of Aaron P. Wingate, Southerly on land of Aaron P. Wingate, and Westerly by land of Charles Odlin & J. Josiah Folsom, and Eben. Folsom, being the same land & buildings conveyed to me by Perley D. Blodgett, by his deed dated April 27, 1840, and Recorded in Rockingham County Records Lib. 299, Fol. 15.

To HAVE and to HOLD the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said N. B. Treadwell and to his heirs and assigns, to his and their only proper use and benefit forever. And I the said Thomas and my heirs, executors, and administrators, do hereby covenant, grant, and agree to, and with the said N. B. Treadwell and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises and am seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid: that the said premises are free and clear from all and every incumbrance whatsoever, and that I and my heirs, executors, and administrators, shall and will warrant and defend the same to the said N. B. Treadwell and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

~~And I, wife of the said in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.~~

In witness whereof, I have hereunto set my hand and seal this twentieth day of August in the year of our Lord ~~one thousand eight hundred and seventy~~ 1872.

Signed, Sealed, and Delivered in presence of us,
Charles H. Smith
Daniel P. King

Thomas D. Treadwell {L. S.}

State of New Hampshire, Rockingham, ss. August 20. A. D. 1872.

Personally appeared the above named Thomas D. Treadwell and Napoleon B. Treadwell and acknowledged the foregoing instrument to be their voluntary act and deed, before me.

Charles H. Smith Justice of the Peace.

Received and Recorded, August 22. 1872. Geo. W. Weston Register.

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Know all Men by these Presents,

That We, Abbott Williams of Exeter, in the County of Rockingham and State of New Hampshire and Alice J. Williams wife of the said Abbott Williams

For and in consideration of the sum of thirty seven hundred dollars to us in hand, before the delivery hereof, well and truly paid by

Williams to Smith

L. Bailey Smith of said Exeter,

the receipt whereof we do hereby acknowledge, have ~~given~~, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said L Bailey Smith and his heirs and assigns forever,

A certain piece or parcel of land situated in said Exeter, containing forty acres more or less, bounded and described as follows, to wit: Easterly by the road leading from the dwelling-house late of Freese Dearborn in said Exeter to Kensington: Southerly by land late of Nathaniel Gilman fifty-six rods and four links to land late of said Gilman: Westerly on land late of said Gilman to land late of William Odlin: Northerly on land late of said Odlin in part and partly on land of one Headwell:-Westerly by land of said Headwell in part and partly by the Folsom burying ground to Hampton road, so called, and Northerly by said Hampton road, together with the buildings thereon. being the same premises that were conveyed to said Abbott Williams by Aaron P. Wingate by deed bearing date May 6. 1875. and recorded in Rockingham County Records. Book 441. Page 475.

To HAVE and to HOLD the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said L. Bailey Smith and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Abbott Williams and my heirs, executors, and administrators, do hereby covenant, grant and agree to and with the said L. Bailey Smith and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises and am seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid: that the said premises are free and clear from all and every incumbrance whatsoever, and that I and my heirs, executors, and administrators, shall and will warrant and defend the same to the said L. Bailey Smith and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Alice J. Williams wife of the said Abbott Williams in consideration aforesaid, do hereby *relinquish my right of dower* in the before mentioned premises.

And we, and each of us, do hereby release, discharge and waive all such rights of exemption from attachment, and levy or sale on execution, and such other rights whatsoever, in said premises, and in each and every part thereof, as our family homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4th, 1851, entitled "An act to exempt the homestead of families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

IN WITNESS WHEREOF, *we have hereunto set our hand s and seal s this second day of* December *in the year of our Lord*, 1875.

SIGNED, SEALED, AND DELIVERED IN PRESENCE OF US:

Fannie E. Smith,
Wm P. Moulton

Abbott Williams L.S.
Alice J. Williams L.S.

State of New Hampshire, Rockingham, ss. December 2d 1875.

PERSONALLY *appeared the above named* Abbott Williams & Alice J. Williams *acknowledged the foregoing instrument to be their voluntary act and deed, before me:*

Wm P. Moulton, JUSTICE OF THE PEACE.

Geo. W. Weston, REGISTER.

Received and Recorded December 3. 1875.

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Know all Men by these Presents,

That I Napoleon B. Treadwell of Newmarket in the County of Rockingham and State of New Hampshire

for and in consideration of the sum of One dollar to me in hand before the delivery hereof, well and truly paid by Thomas D. Treadwell of Exeter in the County aforesaid { Treadwell to Treadwell

have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said Thomas D. Treadwell heirs and assigns forever. { Delivered to

A certain tract of land with the buildings thereon situated in Exeter aforesaid containing seventeen acres more or less and bounded Northerly on the road leading from Hampton to Exeter in part and partly by the burying ground, Easterly on land now or formerly of Aaron R. Wingate and Westerly by land now or formerly of Charles Odlin, J. Josiah Folsom and Eben Folsom, being the same land and buildings conveyed to me by said Thomas D. Treadwell by his deed of warranty dated August 20th A.D. 1872, & recorded in Rockingham County Records Book 439-Page 459.

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said Thomas D. Treadwell his heirs and assigns forever; and I do hereby covenant with the said Thomas D. Treadwell that I will warrant and defend the said premises to him the said Thomas D. Treadwell his heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under

And I, Fidelia A. N. Treadwell wife of said Napoleon B. Treadwell for the consideration aforesaid, do hereby release my right of dower in said premises.

And we, the said Napoleon B. Treadwell and Fidelia A. N. Treadwell wife of said Napoleon B. Treadwell in consideration aforesaid, do hereby grant and release to said Thomas D. Treadwell all the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," passed July 4, 1851.

IN WITNESS WHEREOF we have hereunto set our hand & and seal S, this twenty 8th day of August in the year of Lord 1886.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

I. J. George
H. G. Treadwell

Napoleon B. Treadwell L.S.
Fidelia A. N. Treadwell L.S.

State of New Hampshire, Rockingham, ss. August 26, A. D. 1886.

Personally appeared the above named Napoleon B. Treadwell & Fidelia A. N. Treadwell and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Irving J. George Justice of the Peace.
Geo. W. Weston, Register.

Received and Recorded, September 6, 1886

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466 Not Pub

Know all Men by these Presents,

THAT I Leonard B. Smith of Exeter in the County of Rockingham and State of New Hampshire

Smith to Smith — for and in consideration of the sum of One Dollar to Me in hand, before the delivery hereof well and truly paid by

Leonard F. Smith of the same Exeter

Del. to Grantee — the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Leonard F. Smith his heirs and assigns forever,

A certain tract of land with the buildings thereon situate in said Exeter at the junction of Kensington Road and High Street at a point on High street about half way between the house on said tract and a new house recently built by me at an elm tree thence running in a southwesterly direction to a stake, thence Westerly to a stake in the fence of Charles Treadwell, thence southerly on said Treadwell land to other land of L. B. Smith, thence easterly as the fence now runs to Kensington Road, thence Northerly by said Kensington Road to said High Street and thence Westerly on said High Street to said point above referred to at said Elm tree, Being a part of the same premises conveyed to me by Abbott Williams by deed dated Dec. 2nd 1875 and Recorded in the Rockingham County Registry of deeds Book 455 Page 312.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said Leonard F. Smith and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Leonard B. Smith and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Leonard F. Smith and my heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Leonard F. Smith and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, wife of the said in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and lexy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof I *have hereunto set* my *hand and seal*, this 31st day of January *in the year of our Lord* 1903.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Adelaide B. Smith

Perley Gardner

L. B. Smith (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. January 31st A. D. 1903.

Personally appeared the above named Leonard B. Smith and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Perley Gardner, *Justice of the Peace.*

Received and Recorded Feb. 16 11-15 a.m. 1903. William Morrill *Register.*

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427
427

Know all Men by these Presents,

That I Abbie A. Rollins of Stratham, Charles E. Smith & Leonard F. Smith, both of Exeter in the County of Rockingham and State of New Hampshire, and Addie E. Howarth of Amesbury in the County of Essex, and Commonwealth of Massachusetts,

for and in consideration of the sum of one dollar and other valuable considerations to us in hand before the delivery hereof, well and truly paid by Frances E. Smith of the same Exeter

Rollins et ale to Smith

Delivered to Grantee

have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said Frances E. Smith her heirs and assigns forever.

All our right, title, and interest in and to a certain tract of land situate in said Exeter containing two acres more or less with the buildings thereon, and bounded Easterly and Southerly by land of Leonard F. Smith, Westerly by land of Charles W. Treadwell, and Northerly by High Street, being the homestead of our late father Leonard B. Smith, and our interest being such as we received as his heirs at law.

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said Frances E. Smith her heirs and assigns forever; and I do hereby covenant with the said Frances E. Smith that I will warrant and defend the said premises to her the said Frances E. Smith her heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under us.

And I, Belle D. or Ida R. Smith ~~wife~~ of said Charles E. or Leonard F., and Abbie A. Rollins, Leonard F. Smith, and John H. Howarth, husband ~~and wife~~ of said Addie E. Howarth for the consideration aforesaid, do hereby release ~~my~~ right of dower in said premises.

And we, ~~the said~~ and each of us ~~and wife of said~~ in consideration aforesaid, do hereby grant and release to said Frances E. Smith all the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," passed July 4, 1851.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 6th day of October in the year of our Lord 1904

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Mollie E. Smith
John Scammon

Leonard F. Smith (L.S.)
Ida R. Smith (L.S.)
John H. Howarth (L.S.)
Charles E. Smith (L.S.)
Belle D Smith (L.S.)
Abbie A. Rollins (L.S.)
Addie E. Howarth (L.S.)

State of New Hampshire, Rockingham, ss. October 6th A. D. 1904.

Personally appeared the above named Charles E., Belle D., Leonard F. or Ida R. Smith, Abbie A. Rollins, Addie E. or John H. Howarth and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

John Scammon Justice of the Peace.

Register.

Received and Recorded, Oct. 6, 3-35 P. M, 1904.

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Know all Men by these Presents,

Book 0666 Page 0219

THAT I, Sarah Augusta Treadwell, of Exeter in the County of Rockingham & State of New Hampshire, widow.

for and in consideration of the sum of one dollar and upward to me in hand, before the delivery hereof well and truly paid by Arthur O. Fuller, of the same Exeter } Treadwell to et al Fuller

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said heirs and assigns forever, } del. to Grantee by mail.

Arthur O. Fuller and his The farm known as the Thomas D. Treadwell farm, with all the buildings thereon being a tract of land situate in Exeter aforesaid, bounded on the north by the main road from Exeter to Hampton, and by the burying-ground; on the east and south by land formerly of Leonard B. Smith, and on the West by land formerly of heirs of Nathaniel Gilman, and by lands of heirs of Josiah J. Folsom and of heirs of Ebenezer Folsom.
The granted premises being the same which were conveyed to Thomas D. Treadwell by Napoleon B. Treadwell by deed recorded in Rockingham Records, Book 500 Page 285.
And I, William E. Marvin late guardian of Charles W. Treadwell, release all rights in the premises and covenant to warrant the same to said Fuller, his heirs and assigns, against all persons claiming by through, or under me as such guardian.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said Arthur O. Fuller and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Sarah A. Treadwell for myself and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Arthur O. Fuller and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and — seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Fuller and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, the said Sarah A. Treadwell in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.

And ~~we and each of us~~ do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as ~~our~~ Family Homestead, as are reserved or secured ~~to us, or either of us,~~ by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof We have hereunto set our hands and seals this Fourteenth day of March in the year of our Lord one thousand nine hundred and twelve.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

John Templeton, } Sarah Augusta Treadwell. (LS)
James E. S. Ray. } William E. Marvin. (LS)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. March 25 A. D. 1912.
Personally appeared the above named Sarah Augusta Treadwell and William E. Marvin ~~and~~ acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

John Templeton Justice of the Peace.

Received and Recorded Mar. 25-3 40 P.M. 1912. James W. Lane Register

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Book 0877 Page 0228

Know all Men by these Presents,

THAT I, Leonard F. Smith of Exeter, County of Rockingham and State of New Hampshire

Smith to Hill

for and in consideration of the sum of one dollar and other considerations to me in hand, before the delivery hereof well and truly paid by Leonard M. Hill of Stratham in said County

del. to G.R.Scammon

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Leonard M. Hill, his heirs and assigns forever,

A certain tract of land with all the buildings thereon, situate in Exeter on the road from Smith's Corner to Kensington (called the Drinkwater Road) bounded as follows; commencing at the Northeast corner of said land at an iron-pipe in the ground, on said road, thence running Southerly by said road, two hundred, sixty feet (260 ft.) more or less, to an iron-pipe in the wire-fence; thence Westerly three hundred and fifty feet (350 ft.) more or less, on a line with the wire-fence to an iron pipe; thence Northerly to an iron-pipe in the ground in the fence that divides said land from the grantor's field; thence Easterly three hundred and fifty feet (350 ft.) by the fence line (as the fence now stands) to the point begun at. (Said property once belonged to my father, the late Leonard B. Smith, and later my sister, Frances E. Smith, later conveyed her share thereof to me.)

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said Leonard M. Hill and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Leonard F. Smith and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Leonard M. Hill and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Leonard M. Hill and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Ida R. Smith wife of ~~the~~ said Leonard F. Smith relinquish ~~release~~ in consideration aforesaid, do hereby ~~release~~ my right of dower in the ~~above~~ before mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by ~~the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution,"~~ or by any other ~~Statute~~ Statutes or ~~Statutes~~ Laws of said State.

In Witness whereof we *have hereunto set* our *hand* ~~s~~ *and seal*s *, this* eighth *day of* October A.D.1931 ~~in the year of our Lord one thousand nine hundred and~~ the

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Perley Gardner

Leonard F. Smith (L.S.)

Ida R. Smith (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. October 8th A. D. 1931.

Personally appeared the above named Leonard F. Smith and Ida R. Smith and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME,

Perley Gardner *Justice of the Peace*

Received and recorded Dec. 8, 1931 at 2:20 P.M. 1931. John W. A. Green *Register.*

Printed from Internet for on 12/9/2014

$.50 Rev.

200.

Know all Men by these Presents,

THAT I, Leonard F. Smith, of Exeter, in the County of Rockingham, and State of New Hampshire,

Smith to Battles

in consideration of one dollar and other valuable consideration, to me paid by Dorothy T. Battles, of Amesbury, in the County of Essex and Commonwealth of Massachusetts,

Del. to Scammon & Scammon

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and conveyed and do for my sel f and my heirs, by these presents, give, grant, bargain, sell, and convey unto the said Dorothy T. Battles, her heirs and assigns, forever,

A certain tract of land in said Exeter on the Westerly side of the Lower Kensington Road, sometimes called the Drinkwater Road, bounded and described as follows:- Beginning at an iron pin nine hundred ninety-eight feet from the Northeasterly corner of land of Leonard M. Hill; thence in a Northerly direction one hundred feet by said highway to an iron pin; thence turning and running at right angles to said highway, in a Westerly direction, two hundred feet to an iron pipe; thence turning and running at right angles, in a Southerly direction, and parallel to said highway, one hundred feet to an iron pipe; thence turning and running at right angles in an Easterly direction, two hundred feet to said highway and the bound begun at. The latter three sides are bounded by land of said grantor. Reference is made to a Plan of Lots by John W. Durgin, C.E., dated July 1939.

To have and to hold the aforesaid premises, with all the privileges and appurtenances thereunto belonging to the said grantee, her heirs and assigns, to their use and behoof forever. And I do covenant with the said grantee, her heirs and assigns; that I am lawfully seized in fee of the afore-described premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said grantee in manner aforesaid; and that I and my heirs will warrant and defend the same premises to the said grantee, her heirs, and assigns, forever, against the lawful claims and demands of all persons.

And I, am a widower.

in consideration aforesaid, do hereby relinquish --- right of dower in the before mentioned premises.

And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this State.

In Witness whereof I *have hereunto set* my *hand and seal, this* seventeenth *day of* July, *in the year of our Lord one thousand nine hundred and* thirty-nine.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Ernest G. Templeton — Leonard F. Smith (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. July 17th, 1939.

Then the above named Leonard F. Smith, personally appearing,

acknowledged the above instrument to be his free act and deed.

Before me,

Ernest G. Templeton *Justice of the Peace.*

Received and recorded January 10, 5:20 P.M., 1940. *Register.*

Printed from Internet for on 12/9/2014

218 $7.50 Rev.

Know all Men by these Presents,

218

That I, Herman L. Smith of Exeter, County of Rockingham, State of New Hampshire

Smith to Shute

in consideration of one dollar and upwards to me paid by Henry M. Shute of said Exeter,

Delivered to H.M.Shute

the receipt whereof I do hereof acknowledge, have given, granted, bargained, sold, and conveyed and do for myself and my heirs, by these presents, give, grant, bargain, sell, and convey unto the said Henry M. Shute his heirs and assigns, forever,

A certain tract of land, with all the buildings thereon, situate on High Street in said Exeter, bounded as follows: -beginning on High Street at the North-East corner of land of Elizabeth K. Folsom, thence running S. 43° 15' E. by High Street two hundred, nine and two-tenths feet (209.2 ft.) by High Street to other land of the grantor;thence turning and running S.41°41' W. by other land of the grantor three hundred feet (300 ft.) to a hub at other land of the grantor; thence turning and running N.48°19' W. by other land of the grantor one hundred fifty-eight feet (158 ft.) to a hub at land of Elizabeth K. Folsom; thence turning and running N.32°42' E. by said Folsom land three hundred twenty-two and four-tenths feet (322.4 ft.) to the hub begun at;- being the lot designated on PLAN OF LOT, No. 153 High St.,EXETER, N. H. made by John W. Durgin C. E. July 1945.

The area of the lot conveyed is 56,417 Sq. Ft. more or less, and the house on the lot conveyed is #153 High Street. For chain of title, I refer to the will of Frances E. Smith, late of Exeter, and also to my heir-ship from Leonard F. Smith, late of Exeter, whose sole heir-at-law I was.

Subject to the 1945 taxes thereon which the grantee, in accepting this deed,assumes and agrees to pay.

AND,whereas there - at present a sewer which drains, for all purposes, the house and buildings hereby conveyed, and which at a Y in the grantor's field (in the rear of the premises hereby conveyed) connects with another sewer which drains from the Leonard F. Smith house (now owned by the grantor and now occupied by Moody) and which then from said Y in a common pipe carries the sewage down to a place beyond on the grantor's land;

NOW, in consideration aforesaid, I hereby grant to said Shute, his heirs and assigns forever, the free and unimpeded right to use said sewer (over the grantor's said other land) for the passage of sewer-water, sewage and the like, as now constructed and enjoyed, and to spill said sewer-water, sewage and the like on grantor's land where it now spills; the part of said sewer South of said Y to be forever used by said grantee, his heirs or assigns, and the present or future owner of the Leonard F. Smith house IN COMMON, in a reasonable and proper way and said grantee, his heirs and assigns may enter in a reasonable way at seasonable times, with laborers and tools on grantor's land to repair or clean said sewer and if the sewer South of the Y ever shall need repairs or cleaning, the grantee, his heirs and assigns, and the owner of the Leonard F. Smith house, his heirs and assigns, shall and must bear the expense equitably, of repairing and cleaning the sewer South of the Y.

To have and to hold the aforesaid premises, with all the privileges and appurtenances thereunto belonging to the said grantee, his heirs and assigns, to their use and behoof forever. And I do covenant with the said grantee his heirs and assigns; that I am lawfully seized in fee of the afore-described premises; that they are free of all incumbrances, except said taxes that I have good right to sell and convey the same to the said grantee in manner aforesaid; and that and heirs will warrant and defend the same premises to the said grantee his heirs, and assigns, forever, against the lawful claims and demands of all persons.

And I, Elizabeth F. Smith, wife of Herman L. Smith in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.

And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this State.

In witness whereof we have hereunto set our hand s and seals, this twenty-eighth day of July in the year of our Lord, one thousand nine hundred and forty-five.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Perley Gardner, to both

Herman L.Smith (L.S.)
Elizabeth F. Smith (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. July 27th 1945

Then the above named ~~Then the above named~~ Herman L. Smith and Elizabeth T. Smith, personally appearing, acknowledged the above instrument to be their free act and deed.

BEFORE ME:

Perley Gardner, *Justice of the Peace.*

Received and recorded Aug.4th,11:50 A.M. 1945 John W. Green, *Register.*

Printed from Internet for on 12/9/2014

65

1164. 115

1164 115

U.S. Rev Stamp $1.10

Know all Men by These Presents

THAT I, HERMAN L. SMITH of EXETER, Rockingham County, New Hampshire,

in consideration of one dollar and upwards to me paid by JAMES M. ROWE of said Exeter,

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold and conveyed and do for myself and my heirs, by these presents, give, grant, bargain, sell and convey unto the said James M. Rowe, his heirs and assigns, forever,

a certain tract of land situate in said Exeter on the West side of the Kensington Road (now called the Drinkwater Road) bounded as follows: beginning at an iron-pipe on said road at the South-East corner of the Battles lot, now owned by D. James Thompson, thence running Southerly by said Road one hundred and fifteen feet, more or less, S. 26° 55' W. to a stake at land conveyed to ~~Jos~~ Robert Swasey; thence turning and running Westerly by said Swasey land two hundred feet to a stake at other land of the grantor; thence turning and running Northerly by other land of the grantor one hundred and fifteen feet to an iron-pipe at the S. W. corner of said Thompson land; thence turning and running Easterly by said Thompson land two hundred feet to the point begun at; — being a part of the land which I inherited from the late Leonard F. Smith.

Printed from Internet for on 12/9/2014

145

Consideration not in excess of $100.00

Know all Men by These Presents

1208 317

Del. to Grantee

THAT I, Eliza F. Bradley of Brighton, in the County of Suffolk and Commonwealth of Massachusetts,

in consideration of One Dollar and other consideration,

to me paid by James A. Thomson and Mary E. Thomson, both of Exeter, in the County of Rockingham and State of New Hampshire, as joint tenants, with right of survivorship and not as tenants in common,

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold and conveyed and do for my self and my heirs, by these presents, give, grant, bargain, sell and convey unto the said grantees, the survivor, his or her

heirs and assigns, forever,

A certain tract of land situate in said Exeter, on the west side of the Kensington Road (now called the Drinkwater Road), bounded and described as follows: Commencing at an iron pin at the southeast corner of the Battles Lot, now owned by James A. Thomson and Mary E. Thomson, thence running southerly by said Road ten (10) feet, more or less, to an iron pin; thence turning at right angles and running westerly two hundred (200) feet to land of Herman L. Smith; thence turning at right angles and running in a northerly direction and parallel to said Road ten (10) feet to an iron pipe at the southwest corner of said Thomson land; thence turning at right angles and running easterly by said Thomson land to the point begun at.

Meaning and intending to convey a ten foot strip of land and about two hundred feet long on the northerly side of the premises conveyed to Eliza F. Bradley and Patrick J. Cummings by James Rowe by deed dated September 28, 1950, and recorded in the Rockingham Registry of Deeds, Book 1188 Page 275, and adjoining the land of the said grantees, and by deed of Patrick J. Cummings to me, said deed to be recorded in said Registry.

Printed from Internet for on 12/9/2014

U.S. Rev stamp $18.70 Del.

P. & Holland

1341 430

WARRANTY DEED

We, James A. Thomson and Mary E. Thomson

of North Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to Grace Pike Davis

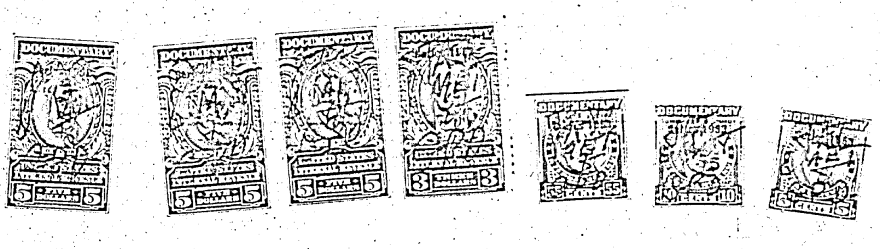
of Hampton Falls, Rockingham County, State of

, with WARRANTY covenants, the following described property

(Description and incumbrances, if any)

A certain tract of land, with the buildings thereon, situated in Exeter, County of Rockingham, State of New Hampshire, on the Westerly side of the Lower Kensington Road, sometimes called the Drinkwater Road, bounded and described as follows: Beginning at an iron pin on the Westerly side of said Drinkwater Road at the Southeasterly corner thereof and at the Northeasterly corner of land of Edwin G. and Dorothy M. Preble, thence running Northerly along said Drinkwater Road 110 feet to an iron pipe at land of Herman L. Smith; thence turning and running Westerly along land of said Smith 200 feet to an iron pipe at land now or formerly of said Smith; thence turning and running Southerly along land of said Smith 110 feet to a point at land of said Prebles; thence turning and running Easterly along land of said Prebles 200 feet to the iron pin at the point of beginning.

The above described premises consist of two parcels, one conveyed to us by deed of Everett P. and Edith E. Holland, dated July 25, 1947, recorded in Rockingham Records, Boook 1071, Page 434, and the other parcel conveyed to us by deed of Eliza F. Bradley dated May 14, 1954, recorded in Rockingham Records, Book 1208, Page 317.



And We, being wife & husband ~~XXXXXXXXXX~~, release to said Grantee all rights of dower & curtesy and homestead and other interest therein.

WITNESS our hand s and seal s this 10th day of January, 1955.

Witness: Everett P Holland to both

James A. Thomson
Mary E. Thomson

STATE OF NEW HAMPSHIRE
Rockingham, ss.

January 10, 1955

James A. Thomson and Mary E. Thomson

Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Everett P Holland
Justice of the Peace.
~~Notary Public.~~

Received and recorded Jan. 10, 4:25 P.M., 1955

Printed from Internet for on 12/9/2014

1351 313

Del.
P. & Holland

U.S. Fw
stamp
$2.20

Herman L. Smith, of Exeter, in the County of Rockingham, and State of New Hampshire, for consideration paid, grant to Grace Pike Davis, of said Exeter, with WARRANTY covenants,

A certain piece or parcel of land situate on the Westerly side of Drinkwater Road, so-called, in said Exeter, bounded and described as follows:

Commencing at an iron pin driven in the ground on the Westerly side of said Road and at land of grantee; thence running Westerly along said grantee's land two hundred (200) feet, more or less, to an iron pin driven in the ground at other land of the grantor; thence turning and running Northerly along said other land of the grantor one hundred (100) feet, more or less, to an iron pin driven in the ground at other land of grantor; thence turning and running Easterly along said other land of grantor two hundred (200) feet, more or less, to an iron pin driven in the ground at said Drinkwater Road; thence turning and running Southerly along said Road one hundred (100) feet, more or less, to the point of beginning.

For my title see Estate of Leonard F. Smith, deceased, late of said Exeter.

It is a condition of this deed that the grantee agrees to raze and remove the barn now located partly on the granted premises and partly on other land of the grantor on the Northerly side of the granted premises within six months from the date of this deed, and the right is hereby granted to enter upon said other land of the grantor for all purposes in connection with such razing and removal for the said period of six months.

I, Elizabeth F. Smith, wife of the said grantor release to said grantee all rights of dower and homestead and other interest therein.

Witness our hands and seals this 19th day of April, A.D.1955.

Herman L. Smith

Alvah C. Drake
Witness to both signatures

Elizabeth F. Smith

STATE OF NEW HAMPSHIRE)
ROCKINGHAM, SS.)
19 April 1955)

Herman L. Smith and Elizabeth F. Smith personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Alvah C. Drake
Justice of the Peace

Received and recorded Apr. 20, 12:55 P.M., 1955

Printed from Internet for on 1/6/2015

Ud Rev Stamps $27.50 Def: A Drake

1367 134

I, Harriet F. Shute, widow, of Exeter, in the County of Rockingham, and State of New Hampshire, for consideration paid, grant to Robert H. Bates and Gail O. Bates, husband and wife, of said Exeter, as joint tenants with the right of survivorship and not as tenants in common, with WARRANTY covenants, a certain tract of land with all the buildings thereon, situate on High Street in said Exeter, bounded as follows:

Beginning on High Street at the Northeast corner of land formerly of Elizabeth R. Folsom; thence running S. 43° 15' E. by High Street two hundred nine and two-tenths (209.2) feet to land now or formerly of Herman L. Smith; thence turning and running S. 41° 41' W. by land of said Smith three hundred (300) feet to a hub at said Smith land; thence turning and running N. 48° 19' W. by said Smith land one hundred fifty-eight (158) feet to a hub at land of said Folsom; thence turning and running N. 32° 42' E. by said Folsom land three hundred twenty-two and four-tenths (322.4) feet to the hub begun at; being the lot designated on Plan of Lot, No. 153 High St., Exeter, N.H. made by John W. Durgin, C. E. July 1945 recorded with Rockingham Records, and containing 56,417 square feet, more or less. Taxes are to be apportioned as of the date of this deed.
Meaning and intending hereby to convey the same premises conveyed to Henry M. Shute by deed of Herman L. Smith dated 28 July 1945, recorded with Rockingham Records, Book 1023, Page 218. For my title see will of Henry M. Shute, Rockingham County Probate Records, Docket #38383.

Reserving to the said Herman L. Smith, the owner of the premises abutting on the easterly side of the conveyed premises, his heirs and assigns, the right to use, in common with the grantees, their heirs and assigns, the septic tank now located on the easterly part of the conveyed premises, and presently connected with the buildings upon the premises hereby conveyed and those upon the said adjoining premises. And it shall be the duty of the said Herman L. Smith, his heirs and assigns, to share equally with the grantees, their heirs and assigns, the cost of maintaining, repairing or replacing said septic tank, and the said Smith, his heirs and assigns, shall have the right to enter upon the conveyed premises for the purpose of repairing, maintaining or replacing said septic tank and the sewer line connected thereto from the said Smith's premises.

And I, being a widow, release to said grantees, and the survivor of them, all rights of dower and homestead and other interest therein.

Witness my hand and seal this first day of September A. D. 1955

Witness:

Alvah C. Drake

Harriet F. Shute

STATE OF NEW HAMPSHIRE) Harriet F. Shute, personally appeared and
ROCKINGHAM, SS:) acknowledged the foregoing instrument to
) be her voluntary act and deed. Before me,
)
1 September 1955) Alvah C. Drake
Justice of the Peace

Received and recorded Sept. 2, 9:30 A.M., 1955.

Printed from Internet for on 1/3/2015

Sal Grantee

I, Herman L. Smith, of Exeter, in the County of Rockingham, and State of New Hampshire, for consideration paid, grant to Everett Chandler Sanborn and Mary V. Sanborn, husband and wife, of said Exeter, as joint tenants with the right of survivorship and not as tenants in common, with WARRANTY covenants, a certain piece or parcel of land situate in said Exeter, more particularly bounded and described as follows:

Commencing at the Southeasterly corner of the granted premises and at an iron pipe driven in the ground at the Southwesterly corner of premises conveyed to the said Sanborn by deed of Leonard F. Smith dated 27 February 1939 and recorded with Rockingham Records, Book 952, Page 49; thence running Northerly along said Sanborn land one hundred twenty-five (125) feet to an iron pipe driven in the ground at other land of the said Herman L. Smith; thence continuing on the same course along said Smith land, which is the second parcel conveyed herein, eighteen (18) feet to an iron pipe driven in the ground at the Southwest corner of premises conveyed by deed of Herman L. Smith to Robert M. and Agnes L. Swasey dated 14 May 1946, and recorded with Rockingham Records, Book 1047, Page 308; thence turning and running Westerly along other land of the said Herman L. Smith two hundred forty (240) feet, more or less, to a point at land formerly of Elizabeth K. Folsom, now of Irenee I. Richard; thence turning and running Southerly along said land of Richard one hundred forty-three (143) feet, more or less, to a point at land of Theron L. Bailey; thence turning and running Easterly along said Bailey land two hundred forty (240) feet, more or less, to the point of beginning.

Also another piece or parcel of land adjoining the first parcel herein conveyed more particularly bounded and described as follows:

Commencing at an iron pipe driven in the ground on the Westerly side of Kensington Road, otherwise known as Drinkwater Road, in said Exeter, and at the Northeasterly corner of the premises conveyed to the said Sanborn by deed of Leonard F. Smith, above referred to; thence running Westerly along said Sanborn land two hundred (200) feet to an iron pipe driven in the ground at the first parcel herein conveyed; thence turning and running Northerly along said first parcel eighteen (18) feet to an iron pipe driven in the ground at land of Robert M. Swasey et ux, above referred to; thence turning and running Easterly along said Swasey land two hundred (200) feet to an iron pipe driven in the ground at said Drinkwater Road; thence turning and running Southerly along said Drinkwater Road eighteen (18) feet to the place of beginning. This strip of land eighteen feet wide and two hundred feet long between land of Sanborn and land of Swasey was reserved by the grantor herein in his deed to the said Swasey et ux referred to above.

Meaning and intending hereby to convey a portion of the same premises conveyed to Leonard F. Smith by Leonard B. Smith by his deed dated 31 January 1902 and recorded with Rockingham Records, Book 593, Page 466. For my title see Estate of Leonard F. Smith, Rockingham County Probate Court Records, Docket #30782.

I, Elizabeth F. Smith, wife of the said grantor, release to said Everett Chandler Sanborn and Mary V. Sanborn, and the survivor of them, all rights of dower and homestead and other interest therein.

Witness our hands and seals this 23rd day of June, A.D. 1956.

Witness: Herman L. Smith

Alvah C. Drake — Elizabeth F. Smith

To both signatures

State of New Hampshire)
Rockingham, SS:)
)
23 June 1956)

Herman L. Smith and Elizabeth F. Smith personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Alvah C. Drake
Justice of the Peace

Received and recorded July 9, 8:35 A.M. 1956

Printed from Internet for on 1/6/2015

1431 416

Know all Men by these Presents

THAT we, Irenee T. Richard and Sadie S. Richard, both of Exeter, in the County of Rockingham, and State of New Hampshire,

in consideration of One Dollar and other valuable consideration

to us paid by Henry Shepard and Charles A. Koirth, both of Exeter, in the County of Rockingham, and State of New Hampshire,

the receipt whereof we do hereby acknowledge, have given, granted, bargained, sold and conveyed and do for our sel ves and our heirs, by these presents, give, grant, bargain, sell and convey unto the said Henry Shepard and Charles A. Koirth, their

heirs and assigns, forever.

A certain tract of land, situate in Exeter, in the County of Rockingham, and State of New Hampshire, bounded and described as follows: Beginning on the Southerly side of High Street, so-called, at a stone post, at land of said Irenee T. and Sadie S. Richard, which said point is distant in a direction S. 51° 11' E. 106 feet measured by said High Street from an iron pipe at land of Elizabeth F. Smith, marking the Northerly corner of said Richard homestead; thence S. 52° 16' E. by said High Street 101.1 feet to land formerly of one Dining, now of one Day; thence turning and running Southwesterly 175 feet by said Day land to other land of said Irenee T. and Sadie S. Richard; thence Southeasterly by said Day land and land of said Charles A. Koirth 210 feet to an angle point; thence Northeasterly by other land of said Koirth 175 feet to said High Street; thence Southeasterly by said High Street 40 feet to the Northwesterly corner of land now or formerly of one Meserve; thence Southwesterly in a line parallel to and 40 feet distant from said Koirth land 120 feet to an angle point; thence Southwesterly by said Meserve land 123.5 feet to a point at land formerly of one Shute and land of Herman L. Smith, which said point is distant Southwesterly measured by said Smith land 120.9 feet from a stone post on said High Street; thence S. 15° 40' W. by said Smith land 285.1 f e e t to an angle point; thence S. 13° 34' W. 191 feet to an angle point; thence S. 15° 42' W. 344 feet to an angle point; thence S. 18° 37' W. 369 feet to an angle point; thence S. 18° 49' W. 163 feet to other land of said Smith; thence turning and running by other land of said Smith in the following courses and distances: N. 78° 40' W. 245 feet; N. 92° 39' W. 78.5 feet and N. 69° 19' W. 148.8 feet to a stone bound at land of The Phillips Exeter Academy; thence turning and running by said Academy land N. 16° 11' E. 432.7 feet, more or less, to a stone

Ref. Grantee

for B. 1499 P. 13.

SEE B. 1499 P. 13

U.S. Rev. Stamp $5.50

Printed from Internet for on 1/6/2015

post; thence continuing in the same direction by land of Elizabeth F. Smith 778 feet, more or less, to a stone post in the Southwesterly boundary of said Richard homestead, which said point is distant in a direction S. 51° 37' E., measured by said Richard homestead, from a hub at land of said Elizabeth F. Smith; thence N. 39° 54' E.149.4 feet to a stone post; thence N. 33° 39' E. 173.4 feet to point of beginning.

Being a portion of the premises conveyed to these grantors by deed of Robert Wendell Cobb, dated June 19, 1953, and recorded with Rockingham County Registry of Deeds, Book 1288, Page 148.

The 40 foot strip between properties of said Koirth and said Meserve is presently used as a right of way, and the grantors quitclaim all right which they may have in said strip but without covenant of warranty.

For further reference see map entitled "Land in Exeter, N. H., Robert W. Cobb to Irenee T. and Sadie S. Richard, June 1953, revised May 1957", by John W. Durgin, Civil Engineers, File No. 1204, Plan No. 9270, to be recorded with Rockingham County Registry of Deeds.

To have and to hold the aforesaid premises, with all the privileges and appurtenances thereto belonging, to the said grantees, their heirs and assigns, to their use and behoof forever. And we do covenant with the said grantees, their heirs and assigns; that we are lawfully seized in fee of the afore-described premises; that they are free of all incumbrances; except as herein specified;

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136

1435 257

Ref. Grantee
U. S. Rev Stamps 55¢

I, Herman L. Smith, of Exeter, in the County of Rockingham, and State of New Hampshire, for consideration paid, grant to Robert H. Bates and Gail O. Bates, husband and wife, of said Exeter, as joint tenants with the right of survivorship and not as tenants in common, with WARRANTY covenants, a certain piece or parcel of land situated near the southerly side of High Street in said Exeter bounded and described as follows:

Beginning at an iron pipe driven in the ground at the northwesterly corner of the premises hereby conveyed and at the southwesterly corner of other premises now owned by said Bates and conveyed to them by deed of Harriet F. Shute dated 1 September 1955, and recorded with Rockingham Records, Book 1367, Page 134; thence running South 32° 42' West along land formerly of Elizabeth K. Folsom, which course is a continuation and extension of the westerly boundary of said premises now owned by said Bates, a distance of two hundred seventy-three (273) feet, more or less, to a triple elm tree; thence turning and running South 63° 05' East along land of Robert M. Swazey two hundred twenty-one (221) feet, more or less, to an iron pipe driven in the ground at land of Edwin G. Preble; thence turning and running North 26° 55' East along said land of Preble and land now of Albert D. Holmer, formerly of one Davis, three hundred fifteen (315) feet, more or less to an iron pipe driven in the ground at land of said Herman L. Smith; thence turning and running Northwesterly along said Smith land twenty-five (25) feet, more or less, to a stake at said premises now owned by said Bates; thence turning and running South 41° 41' West along said premises now owned by said Bates ninety and five-tenths (90.5) feet, more or less, to a stake at the Southeasterly corner of said premises now owned by said Bates; thence turning and running North 48° 19' West along said premises now owned by said Bates one hundred fifty-eight (158) feet, more or less, to the point of beginning.

Meaning and intending to convey a portion of the same premises conveyed to Leonard F. Smith by Leonard B. Smith by his deed dated 31 January 1902 and recorded with said Rockingham Records, Book 593, Page 466. For my title see Estate of Leonard F. Smith, Rockingham County Probate Court Records, Docket #30782.

And I, Elizabeth F. Smith, wife of said Herman L. Smith, release to said grantees and to the survivor of them all rights of dower and homestead and other interest therein.

Witness our hands and seals this twenty-first day of June, A. D. 1957.

Witness: Herman L Smith

Alice C. Dale — Elizabeth F Smith
To both signatures

State of New Hampshire)
Rockingham, SS:)
21 June 1957)

Herman L. Smith and Elizabeth F. Smith personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Alice C. Dale
Justice of the Peace

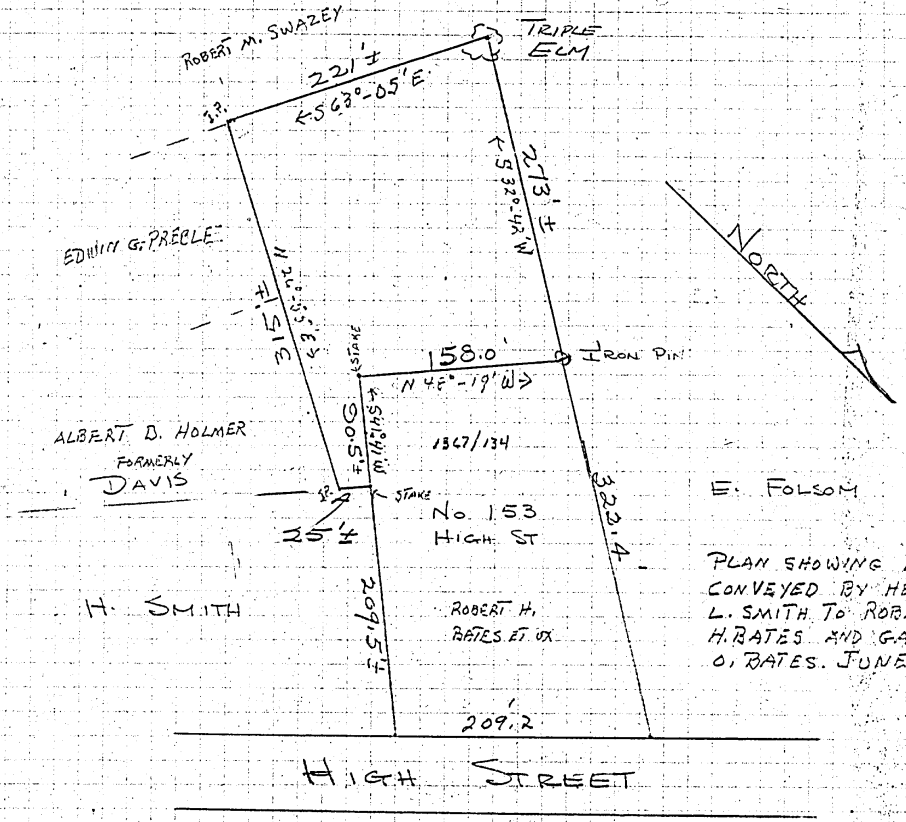
Rec. & recorded June 21, 11 A.M. 1957

Printed from Internet for on 8/27/2014

1435 258

136

1435 258



PLAN SHOWING LAND CONVEYED BY HERMAN L. SMITH TO ROBERT H. BATES AND GAIL O. BATES. JUNE 1957

Printed from Internet for on 1/6/2015

22

1499-031

Recd. E. Halland U.S. Rev Stamp $3.30

WARRANTY DEED
(As Joint Tenants)

We, Henry Shepard and Charles A. Koirth, of Exeter, Rockingham County, State of New Hampshire, for consideration paid, grant to Chester A. Parkhurst and Louise S. Parkhurst, as joint tenants with rights of survivorship of North Hampton, Rockingham County, State of New Hampshire, with WARRANTY COVENANTS,

A certain parcel of land lying Easterly of Folsom Way, so-called, in said Exeter, bounded and described as follows:

Beginning at the Easterly sideline of a private way known as Folsom Way, at the Southwesterly corner of land of Vrooman, which point is two hundred seventy (270) feet Southerly of High Street, so-called;

thence running Southwesterly along the Easterly sideline of Folsom Way a distance of three hundred (300) feet to a point at other land of the grantors;

thence running Southeasterly along other land of the grantors a distance of two hundred three (203) feet, more or less, to a stake at land now or formerly of Bates;

thence running Northeasterly a distance of three hundred nine (309) feet, more or less, along said Bates land to a point at the Southeasterly corner of land of Vrooman;

thence running Northwesterly a distance of one hundred forty-five (145) feet, more or less, along said Vrooman land to point begun at.

Also granting a right of way for all purposes of ingress and egress vehicular and otherwise over the said private way from the granted premises to High Street.

Being part of the premises conveyed to these grantors by deed of Irenee T. and Sadie S. Richard dated May 16, 1957 and recorded Rockingham Records Book 1431 Page 416.

The above described parcel of land contains the equivalent of two (2) lots of land for the purpose of determining application of the following restrictions and covenants.

This conveyance is made subject to the following covenants which are to run with the land now owned by the grantors and abutting said Private Way, and shall be binding on all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

A. No structure shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two and a half stories in height and a private garage for non-commercial motor vehicles, and other outbuildings incidental to residential use of the lot.

B. No building or attached appurtenance shall be located on any lot nearer than twenty-five (25) feet from said private way, any side lot line or rear lot line.

C. No structure shall be placed on any lot unless said lot shall have an area of 17,000 square feet and a width or frontage of at least 100 feet on said Folsom Way.

D. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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22

E. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on a lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

F. No dwelling costing less than $17,500, based upon costs prevailing on March 15, 1959, shall be permitted on any lot.

G. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one temporary sign of not more than five square feet advertising the property for sale or rent, or signs used temporarily by a builder or sales agency to advertise the property for sale during construction or sales period.

H. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

I. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.

We, Roberta E. Shepard and Eva E. S. Koirth, wives of said grantors, release to said grantees all rights of dower and homestead and other interests therein.

WITNESS our hands and seals this 25th day of March, 1959.

Witness:

Robert Shaw
to all four

Eva E. S. Koirth
Charles A. Koirth
Henry Shepard
Roberta E. Shepard

THE STATE OF NEW HAMPSHIRE

Rockingham, ss. March 25, 1959.

Then personally appeared the above-named Henry Shepard, Roberta E. Shepard, Charles A. Koirth and Eva E. S. Koirth and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Robert Shaw
Justice of the Peace

Rec. & recorded Mar. 25, 4 P.M. 1959

Printed from Internet for on 1/6/2015

46

No. Rev Required

(STATUTORY FORM OF)

WARRANTY DEED

AS JOINT TENANTS

1500 079

Geo. Scammon

We, Henry Shepard and Charles A. Koirth,

of Exeter, Rockingham County, State of New Hampshire

for consideration paid, grant(s) to Alan H. Vrooman and Lois C. Vrooman

, as joint tenants with rights of survivorship

of Exeter, Rockingham County, State of New Hampshire

with WARRANTY COVENANTS,

(Description of land or interest being conveyed; incumbrances; exceptions, reservations, if any)

A certain parcel of land lying Easterly of Folsom Way, so-called, in said Exeter, bounded and described as follows:

Beginning at a point in a private way known as Folsom Way at the Southwesterly corner of land of Meserve, which point is one hundred twenty (120) feet Southerly of High Street, so-called; thence running Southeasterly by said Meserve land one hundred twenty-four (124) feet, more or less, to a point at land formerly of Shute or Smith, now of Bates; thence running South 15° 40' West by said Bates land one hundred fifty (150) feet to a stake at other land of the grantors; thence running Northwesterly along other land of the grantors on a line parallel to and equidistant from said Meserve land a distance of one hundred forty-five (145) feet, more or less, to a stake at said Private Way; thence turning and running Northerly along said private way one hundred fifty (150) feet to point begun at.

Also granting a right of way for all purposes of ingress and egress vehicular and otherwise over the said private way from the granted premises to High Street.

Being part of the premises conveyed to these grantors by deed of Irenee T. Richard and Sadie S. Richard dated May 16, 1957 and recorded in Rockingham Records Book 1431 Page 416.

Being the same premises as shown on plan entitled "Plot Plan Alan H. Vrooman, Exeter, N. H., March 1959", to be recorded herewith.

We, Roberta E. Shepard and Eva E. S. Koirth, ~~xxxxxx~~ wives of said grantors,

releases to said grantee all rights of dower ~~xxxxxx~~ and homestead and other interests therein.

—WITNESS our hand(s) and seal(s) this 20th day of March, 1959

Witness: Robert Shean to all four

Eva E. S. Koirth
Charles A. Koirth
Henry Shepard
Roberta E. Shepard

THE STATE OF NEW HAMPSHIRE

Rockingham, ss. March 20 1959

Then personally appeared the above-named Henry Shepard, Roberta E. Shepard, Charles A. Koirth and Eva E. S. Koirth

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Robert Shean
Justice of the Peace.
~~xxxxxxxxx~~

My N. P. commission expires 19

Rec. & recorded Apr. 8, 4 P.M. 1959

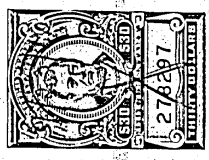
Printed from Internet for on 1/6/2015

87

Del.
C. M. Dale

1561 151

Know All Men By These Presents



THAT we, Chester A. Parkhurst and Louise S. Parkhurst of North Hampton, in the County of Rockingham and State of New Hampshire,

for consideration paid, grant to Ethel M. Greenaway of Rye, in said County and State,

with warranty convenants, the

A certain parcel of land, with the dwelling house thereon, lying Easterly of Folsom Way, so-called, in Exeter, in said County and State, bounded and described as follows, viz: Beginning at the Easterly sideline of a private way known as Folsom Way at the Southwesterly corner of land of one Vrooman, which point is Two Hundred Seventy (270) feet Southerly from High Street, so-called; thence running Southwesterly along the Easterly sideline of said Folsom Way a distance One Hundred Sixty (160) feet to a point at other land of the sellers; thence running Southeasterly along said other land of the sellers a distance of One Hundred Seventy-six (176) feet, more or less, to a stake at land now or formerly of one Bates; thence running Northeasterly a distance of One Hundred Sixty-nine (169) feet, more or less, along said Bates land to a point at the Southeasterly corner of said land of said Vrooman; thence running Northwesterly a distance of One Hundred Forty-six (146) feet, more or less, along said Vrooman land to the point of beginning.

Together with a right of way for all purposes of ingress and egress vehicular and otherwise over the said private way from the granted premises to High Street.

Subject to the covenants contained in deed to the sellers from Henry Shepard etal and recorded in Rockingham Registry of Deeds, Book 1499, Page 31, to which reference is made for a more complete description.

Being a part of the premises conveyed to the sellers by deed of Henry Shepard etal, dated March 25, 1959 and recorded in Rockingham Registry of Deeds, Book 1499, Page 31.

US Rev Stamps $11.80

We, Chester A. Parkhurst and Louise S. Parkhurst, husband and wife respectively of the other grantor, (wife- husband- of said grantor, release to said grantee all rights of as such (dower (curtesy and homestead and other interests therein.

Witness our hands and seals this 23rd day of September, 1960.

WITNESS:

Chester A. Parkhurst

Louise S. Parkhurst

STATE OF NEW HAMPSHIRE COUNTY OF Rockingham:

On this the 23rd day of Sept., 1960, before me, the undersigned officer, personally appeared Chester A. Parkhurst and Louise S. Parkhurst known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Justice of the Peace
Title of Officer.

Rec'd & recorded Sept. 24, 10:40 A.M., 1960.

Printed from Internet for on 8/27/2014

1711 154

Del. Grantee

U.S. Rev. Stamp 1.65

1711 154

WARRANTY DEED
(As Joint Tenants)

We, Chester A. Parkhurst and Louise S. Parkhurst of Marblehead, Essex County, Commonwealth of Massachusetts, for consideration paid, grant to Burton W. Noyes and Lilly J. Noyes, as joint tenants with right of survivorship and not as tenants in common of Brockton, Plymouth county, Commonwealth of Masschusetts, with WARRANTY COVENANTS,

A certain parcel of land in Exeter, County of Rockingham, State of New Hampshire, lying Easterly of Folsom Way, so-called, bounded and described as follows:

Beginning at the Easterly sideline of a private way, now or formerly known as Folsom Way, at the Southwesterly corner of land now or formerly of Greenaway, which point is approximately four hundred thirty (430) feet Southerly of High Street, so-called;

thence running Southwesterly along the Easterly sideline of Folsom Way a distance of one hundred forty (140) feet to a point at land now or formerly of Henry Shepard and Charles A. Koirth;

thence running Southeasterly along land of said Shepard and Koirth a distance of two hundred three (203) feet, more or less, to a stake at land now or formerly of Bates;

thence running Northeasterly a distance of one hundred forty (140) feet, more or less, along land of said Bates to a point at the Southeasterly corner of land of Greenaway;

thence running Northwesterly a distance of one hundred seventy six (176) feet, more or less, along land of said Greenaway to a point of beginning.

Being a portion of the premises conveyed to these grantors by deed of Henry Shepard and Charles A. Koirth, dated March 25, 1959, and recorded in Rockingham Records, Volumn 1499, Page 31.

Also granting a right of way for all purposes of ingress and egress vehicular and otherwise over the said private way from the granted premises to High Street.

This conveyance is made subject to the following covenants which are to run with the land now owned by the grantors and abutting said Private Way, and shall be binding on all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

A. No structure shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two and a half stories in height and a private garage for non-commercial motor vehicles, and other outbuildings incidental to residential use of the lot.

B. No building or attached appurtenance shall be located on any lot nearer than twenty-five (25) feet from said private way, any side lot line or rear lot line.

93

Printed from Internet for on 8/27/2014

C. No structure shall be placed on any lot unless said lot shall have an area of 17,000 square feet and a width or frontage of at least 100 feet on said Folsom Way.

D. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become a annoyance or nuisance to the neighborhood.

E. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on a lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

F. No dwelling costing less than $17,500, based upon costs prevailing on March 15, 1959, shall be permitted on any lot.

G. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one temporary sign of not more than five square feet advertising the property for sale or rent, or signs used temporarily by a builder or sales agency to advertise the property for sale during construction or sales period.

H. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

I. No lot shall be used or maintained as a dumping ground for rubbish, Trash, garbage or other waste shall not be kept except in sanitary containers.

And I, Louise A. Parkhurst wife of said Grantor, release to said Grantee all rights of dower and homestead and other interests therein.

WITNESS our hands and seals this 10th day of April, 1964.

Witness:

Edward I. Robinson (To Born) — Louise S. Parkhurst

Chester A. Parkhurst

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

April 10, 1964

Chester A. Parkhurst and Louise S. Parkhurst Personally appeared, being known to me (or satisfactorily proven) to be the person or persons who subscribed to the within instrument and acknowledged that the same was their voluntary act and deed and was executed for the purposes therein contained.

Before me,

Benjamin A. Closband

Notary Public

My commission expires: Dec. 2 1968

BENJAMIN A. CLOSBAND COMMONWEALTH OF MASSACHUSETTS U.S.A. NOTARY PUBLIC

93

Printed from Internet for on 1/3/2015

1731 363

Del
PH
Donovan

I, Herman L. Smith, of Exeter, in the County of Rockingham, and State of New Hampshire, for consideration paid, grant to Theron L. Bailey, of said Exeter, with WARRANTY covenants, a certain piece or parcel of land situated in said Exeter and more particularly bounded and described as follows:

Beginning at an iron pipe driven in the ground at the Northerly corner of other land of the said Theron L. Bailey; thence running North 61° 30' West by other land of the said Herman L. Smith to land formerly of Elizabeth K. Folsom, now of Irenee T. Richard; thence turning and running Southerly along said Richard land one hundred nine and two-tenths (109.2) feet, more or less to a point; thence turning and running South 61° 30' East by other land of the said Herman L. Smith to an iron pipe driven in the ground at the Westerly corner of said land of the said Theron L. Bailey; thence turning and running North 37° 15' East nine and two-tenths (9.2) feet to a point; thence turning and running North 28° 30' East one hundred (100) feet to the point of beginning, both of said last courses being by land of the said Theron L. Bailey.

Meaning and intending to convey a portion of the same premises conveyed to Leonard F. Smith by Leonard B. Smith by his deed dated 31 January 1902, and recorded with Rockingham Records, Book 593, Page 466. For my title see Estate of Leonard F. Smith, Rockingham County Probate Records, Docket #30782.

I, Elizabeth F. Smith, wife of the said Herman L. Smith, release to the said grantee, Theron L. Bailey, all rights of dower and homestead and other interest therein.

Witness our hands and seals this 24th day of December A.D. 1955.

Witness: Herman L. Smith

Alvah C. Drake
To both signatures

Elizabeth F. Smith

STATE OF NEW HAMPSHIRE)
ROCKINGHAM, SS:)

Herman L. Smith and Elizabeth F. Smith personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

24 December 1955

Alvah C. Drake
Justice of the Peace

REC'D & RECORDED AUG 2 81964 1:15 Pm

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289

(STATUTORY FORM OF)

WARRANTY DEED

1850 507

01055

JAN 31 11 33 AM '67

We, Henry Shepard and Charles A. Koirth,

of Exeter, Rockingham County, State of New Hampshire, for consideration paid, grant (s) to Town of Exeter, a municipal corporation

of Exeter, Rockingham County, State of New Hampshire, with WARRANTY COVENANTS.

(Description of land or interest being conveyed: incumbrances; exceptions, reservations, if any)

A certain parcel of land known as Folsom Way in said Town of Exeter, Rockingham County, State of New Hampshire, bounded and described as follows:

Beginning on the Southerly side line of High Street, so-called, at the Northwesterly corner of land of Meserve;

thence running South 41° 15' West along land of said Meserve, land of Vrooman, and land of Parkhurst, a distance of 570 feet, more or less, to a point at other land of the grantor;

thence turning at a right angle and running Westerly 40 feet across said Folsom Way to a point at other land of the grantor;

thence turning and running North 41° 15' East along other land of the grantor, land of Sprague, land of Jacobs and land of Charles Koirth to a point at the Southerly side line of High Street, so-called;

thence turning at a right angle and running Easterly along the Southerly side line of said High Street, a distance of 40 feet to point of beginning.

Meaning and intending to convey a 40 foot strip of land 570 feet long known as Folsom Way.

The land herein conveyed is to be used by the said Town of Exeter for the purposes of public highway and for no other purpose whatsoever.

Being part of the premises conveyed to these grantors by deed of Irenee T. Richard and Sadie S. Richard dated May 16, 1957 and recorded in Rockingham Records Book 1431, Page 416.

We, Roberta E. Shepard, wife of Henry Shepard and Eva E. S. Koirth, wife of Charles A. Koirth ~~xxx xxxxxx xxxxxxxxxxxx~~

releases to said grantee all rights of dower ~~xxxxx~~ and homestead and other interests therein.

WITNESS our hand (s) and seal (s) this 26th day of August, 1960.

Witness: Robert Shean
witness to all you

Henry Shepard
Roberta E. Shepard
Charles A. Koirth
Eva E. S. Koirth

THE STATE OF NEW HAMPSHIRE

Rockingham, ss. August 26 1960.

Then personally appeared the above-named Henry Shepard, Charles A. Koirth, Roberta E. Shepard and Eva E. S. Koirth

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Robert Shean
Justice of the Peace.
~~Notary Public.~~

My N. P commission expires 19

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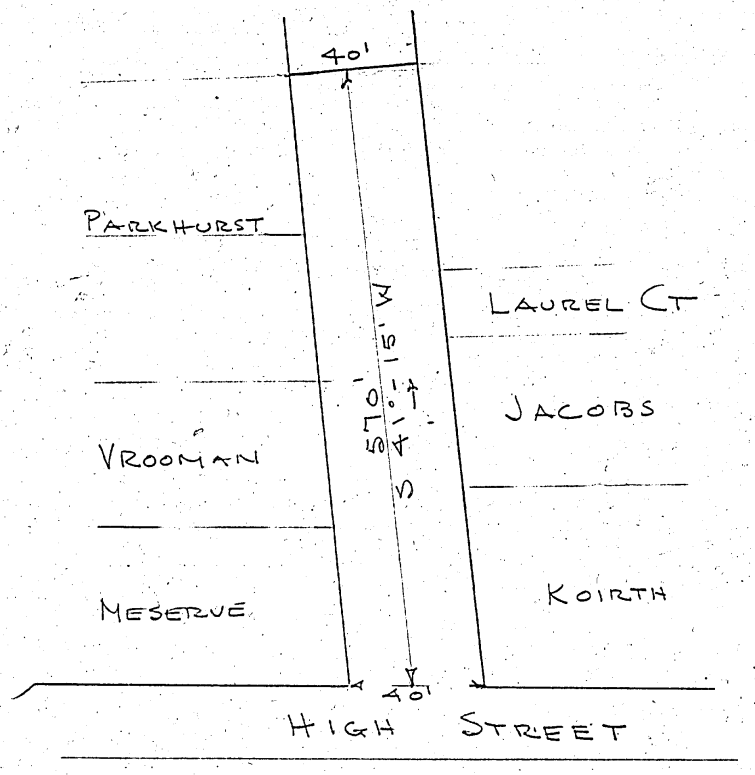
73

289

No Jurisdiction
[illegible] Board
Chmn. Planning
Jan 31 1967

1850 508



Printed from Internet for on 1/6/2015

291

1852 485

FEB 24 11 49 AM '67 01950

WARRANTY DEED

WE, CHARLES A. KOIRTH and EVA E. S. KOIRTH, of Exeter, Rockingham County, State of New Hampshire, for consideration paid, grant to H. AULDIN WELLMAN and HELEN M. WELLMAN, as joint tenants with the right of survivorship and not as tenants in common, of Hampton Road, Exeter, Rockingham County, State of New Hampshire, with WARRANTY covenants the following described premises:

A certain tract or parcel of land situated in Exeter, County of Rockingham and The State of New Hampshire, lying Southwesterly of High Street but not adjacent thereto, bounded and described as follows:

Beginning at a point at the end of Folsom Way and at the Southerly corner thereof and also at the Westerly corner of land now or formerly of Chester A. Parkhurst and Louise Parkhurst and thence running Southeasterly along the Southwesterly boundary line of land of said Parkhursts 203 feet, more or less, to a stake at land of Robert H. Bates and Gail O. Bates; thence turning and running Southwesterly along land of said Bates and along land now or formerly of Herman L. Smith 895 feet, more or less, to a point; thence turning and running North 78° 40' West along land of said Smith 245 feet, more or less, to a point; thence continuing Northwesterly (slightly more Northerly) 78.5 feet, more or less, along land of said Smith to a point; thence continuing North 69° 19' West along land of said Smith 148.8 feet, more or less, to a stone bound at land of The Trustees of Phillips Exeter Academy; thence turning and running North 16° 11' East along land of said Phillips Exeter Academy and along land of Elizabeth F. Smith 870 feet, more or less, to a point at other land of Charles A. Koirth and Eva E. S. Koirth and on the Northeasterly sideline of a proposed way to be known as Holly Court; thence turning and running Southeasterly in part along land of said Charles A. Koirth and Eva E. S. Koirth and in part along land now or formerly of Charles R. DeLuccia and Sally Anne DeLuccia, this course also being the Northeasterly sideline of said Holly Court, 230 feet, more or less, to the Southerly corner of land of said DeLuccias; thence turning and running Northeasterly along the Southeasterly boundary of land of said DeLuccias, which course is also the Northwesterly sideline of a proposed extension of Folsom Way, to a point at the Westerly corner and at the end of said Folsom Way as deeded to the Town of Exeter by deed of Henry Shepard and Charles A. Koirth dated August 26, 1960 recorded in Rockingham Records, Book 1850, Page 507; thence turning and running Southeasterly along the present end of Folsom Way 40 feet, more or less, to the Westerly corner of said land now or formerly of Parkhursts, being the point of beginning.

Excepting and reserving, however, for the grantors, their heirs and assigns, the right to use the proposed extension of Folsom Way and the proposed way to be known as Holly Court, in common with others, for the usual purposes of ingress and egress as a means of access to remaining land of the grantors on the Northeasterly side of said Holly Court.

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The within described premises are subject to a Sewer Easement conveyed to the Town of Exeter by deed of Henry Shepard and Charles A. Koirth dated May 4, 1965 and recorded in Rockingham Records, Book 1764, Page 199.

Meaning and intending to convey, however otherwise the same may be bounded and described, the premises remaining of those premises which were conveyed to Henry Shepard and Charles A. Koirth by deed of Irenee T. Richard and Sadie S. Richard dated May 16, 1957 and recorded in Rockingham Records, Book 1431, Page 416, which said deed was corrected and rerecorded in Book 1499, Page 13, and from which the following were conveyed and/or are excepted:

Those premises conveyed by Henry Shepard and Charles A. Koirth to E. Goddard Day and Virginia M. Day by deed dated June 3, 1958 and recorded in Rockingham Records, Book 1468, Page 105;

Those premises conveyed by Henry Shepard and Charles A. Koirth to Paul C. Jacobs and Mary Olive Jacobs by deed dated September 22, 1958 and recorded in Rockingham Records, Book 1486, Page 461;

Those premises conveyed by Henry Shepard and Charles A. Koirth to Chester A. Parkhurst and Louise Parkhurst by deed dated March 25, 1959 and recorded in Rockingham Records, Book 1499, Page 31;

Those premises conveyed by Henry Shepard and Charles A. Koirth to Alan H. Vrooman and Lois C. Vrooman by deed dated March 20, 1959 and recorded in Rockingham Records, Book 1500, Page 79;

Those premises conveyed by Henry Shepard and Charles A. Koirth to Thomas Melville Prentiss and Rita Lois Prentiss by deed dated April 6, 1959 and recorded in Rockingham Records, Book 1500, Page 188;

Those premises conveyed by Henry Shepard and Charles A. Koirth to Paul Carter Barrow and Magdalen T. Barrow by deed dated April 23, 1959 and recorded in Rockingham Records, Book 1504, Page 474;

Those premises conveyed by Henry Shepard and Charles A. Koirth to C. Frederick Sprague and Fredena M. Sprague by deed dated May 20, 1959 and recorded in Rockingham Records, Book 1516, Page 262;

A Sewer Easement conveyed by Henry Shepard and Charles A. Koirth to Town of Exeter by deed dated May 4, 1965 and recorded in Rockingham Records, Book 1764, Page 199;

Those premises conveyed by Henry Shepard and Charles A. Koirth to Charles R. DeLuccia and Sally Anne DeLuccia by deed dated November 10, 1965 and recorded in Rockingham Records, Book 1801, Page 46;

An Easement conveyed by Charles Koirth to Exeter & Hampton Electric Company by deed dated April 28, 1966 and recorded in Rockingham Records, Book 1824, Page 593;

Folsom Way conveyed by Henry Shepard and Charles A. Koirth to Town of Exeter by deed dated August 26, 1960 and recorded in Rockingham Records, Book 1850, Page 507;

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Laurel Court conveyed by Henry Shepard and Charles A. Koirth to Town of Exeter by deed dated August 26, 1960 and recorded in Rockingham Records, Book 1850, Page 509;

Those premises expressly reserved by the grantors and which are situated on the Northerly side of said Holly Court, together with a Right of Way thereto over the proposed extension of Folsom Way and Holly Court as hereinabove set forth.

For title of the grantors, reference is made to the above mentioned deeds from Irenee T. Richard and Sadie S. Richard to Henry Shepard and Charles A. Koirth and to deed of Henry Shepard to Charles A. Koirth and Eva E. S. Koirth dated December 1, 1965 and recorded in Rockingham Records, Book 1799, Page 497.

It is understood that the Grantees will prepare a more accurate survey of the premises herein conveyed within a reasonable time, and the Grantors for themselves, their heirs and assigns, covenant and agree with the Grantees that they will execute any Confirmatory and/or Corrective Deed which may appear necessary after said survey has been completed, and further, the Grantors for themselves, their heirs and assigns agree to convey such land as may be necessary to provide a turn-around at the end of Holly Court at such time as it is deeded to The Town of Exeter.

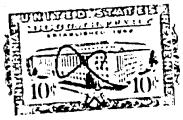
AND we, being husband and wife, release to said Grantees all rights of curtesy and dower and homestead and other interests therein.

WITNESS our hands and seals this 24th day of February, 1967.

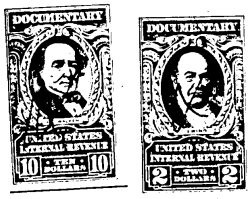
Witness:

Robert Shaw — Charles A. Koirth

[illegible] — Eva E. S. Koirth



STATE OF NEW HAMPSHIRE)
Rockingham, SS.)
)
February 24, 1967.)
)



Personally appeared, CHARLES A. KOIRTH and EVA E. S. KOIRTH, being known to me (or satisfactorily proven) to be the persons who subscribed to the within instrument and acknowledged that the same was their voluntary act and deed and was executed for the purposes therein contained.

Before me:

Robert Shaw
Justice of the Peace

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158

1975 249

Quitclaim Deed

Jul 15 11 21 AM '69

WE, H. AULDIN WELLMAN and HELEN M. WELLMAN

of Exeter, Rockingham County, State of New Hampshire, for consideration paid, grant to THE TOWN OF EXETER, a municipal corporation duly existing in the County of Rockingham and The State of New Hampshire

~~of~~ ~~State~~ ~~Town~~

~~County~~ ~~State of~~

, with QUITCLAIM convenants the following described premises: (Description and encumbrances, if any)

All right, title and interest in and unto a certain parcel of land situated in Exeter, in the County of Rockingham and The State of New Hampshire and bounded and described as follows:

Beginning at a point at the Southerly end of Folsom Way and at the Northeasterly corner of land now or formerly of Sprague, thence running South 40° 17' West along land of said Sprague and along land now or formerly of DeLuccia 275 feet to a point; thence turning at a right angle and running North 49° 43' West along land of said DeLuccia 152 feet to a point; thence turning and running in a general Northerly direction on an arc of a circle having a radius of 50 feet and along land of Koirth to a point at land now or formerly of Smith; thence turning and running South 31° 27' West along land of said Smith 50 feet, more or less, to a point at land of Wellman; thence turning and running in a general Southerly direction on an arc of a circle having a radius of 50 feet a distance of 95.38 feet and along land of said Wellman to a point, which is 50 feet Southerly of land of said DeLuccia; thence turning and running South 49° 43' West along land of said Wellman 240.8 feet, more or less, to a point; thence turning and running North 3° 35' West along land of said Wellman 5 feet, more or less, to a point; thence continuing in a general Northerly direction on an arc of a circle having a radius of 155 feet and along land of said Wellman 118.67 feet to a point at the Southwesterly corner of land now or formerly of Parkhurst; thence running North 40° 17' East along land of said Parkhurst to the Southerly end of Folsom Way; thence turning and running Westerly along the Southerly end of Folsom Way 40 feet to the point of beginning.

Meaning and intending to convey a 40 foot strip of land to extend Folsom Way Southerly an additional distance of approximately 325 feet, and a 50 foot strip of land with a partial turnaround creating Holly Court at a right angle to said Folsom Way.

Being a portion of the premises conveyed to us by deed of Charles A. Koirth et ux dated February 24, 1967 and recorded in Rockingham Records, Book 1852, Page 485.

The land herein conveyed is to be used by said Town of Exeter for the purpose of public highways.

Printed from Internet for on 1/3/2015

REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS
JUN 18 3 59 PM '72
06211

I, Herman L. Smith, of Exeter, in the County of Rockingham, and State of New Hampshire, for consideration paid, grant to Robert M. Swasey and Agnes L. Swasey, husband and wife, of said Exeter, as joint tenants with the right of survivorship and not as tenants in common, with WARRANTY covenants, a certain piece or parcel of land situate in said Exeter, more particularly bounded and described as follows:

Commencing at an iron pipe driven in the ground at the Southeeasterly corner of the granted premises and at the Southwesterly corner of premises conveyed to the said grantees by the grantor herein by deed dated 14 May 1946 and recorded with Rockingham Records, Book 1047, Page 308; thence running Northerly along said Swasey land one hundred fifteen (115) feet, to an iron pipe driven in the ground at other land of this grantor and at the Northwesterly corner of said Swasey land; thence turning and running Westerly along other land of the said Herman L. Smith two hundred forty (240) feet, more or less, to a point at land formerly of Elizabeth K. Folsom, now of Irenee I. Richard; thence turning and running Southerly along said Richard land one hundred fifteen (115) feet to a point at other land of the said Herman L. Smith; thence turning and running Easterly along said Smith land two hundred forty (240) feet, more or less, to the point of beginning.

Meaning and intending hereby to convey a portion of the same premises conveyed to Leonard F. Smith by Leonard B. Smith by his deed dated 31 January 1902 and recorded with Rockingham Records, Book 593, Page 466. For my title see Estate of Leonard F. Smith, Rockingham County Probate Records, Docket #30782.

I Elizabeth F. Smith, wife of the said grantor, release to said grantees all rights of dower and homestead and other interest therein.

Witness our hands and seals this 23rd day of June A.D. 1956.

Witness: Herman L. Smith

Alvah C. Drake Elizabeth F. Smith
To both signatures

State of New Hampshire)
Rockingham, SS:)
)
)
23 June 1956) Herman L. Smith and Elizabeth F. Smith personally Appeared and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Alvah C. Drake
Justice of the Peace

Printed from Internet for on 12/9/2014

19851

2263-1122

DEED OF WARRANTY

I, Elizabeth F. Smith, a widow and sole heir by will of Herman L. Smith

of Exeter, Rockingham County, State of New Hampshire, for consideration paid, grant to Kerry Lou Robertson

'76 AUG 12 A 8:51 REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS

High Street
(Street Address)

of Exeter
(Town or City) Rockingham County, State of New Hampshire, with WARRANTY covenants, the

(Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)

A certain parcel of land with a building thereon, being 157 High Street and located at the southwesterly corner of the intersection of High Street and Drinkwater Road in Exeter, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at a concrete bound at the easterly corner of land of Bates and at the northerly corner of said premises; thence running S 41° 45' 20" E, 116.76 feet along said High Street to a stone post; thence turning and running S 7° 40' 20" E, 94.57 feet along the westerly branch of Drinkwater Road, to a pin set in the ground; thence turning and running S 21° 58' 50" W, 78.72 feet along said Drinkwater Road to an iron pin at land of Holmer; thence turning and running N 62° 34' 40" W, 198.74 feet along land of Holmer to an iron pin; thence continuing N 76° 14' 40" W, 24.53 feet along land of Holmer to an iron pin set in the ground at land of Bates; thence turning and running N 41° 41' E, 209.50 feet along land of Bates to High Street at a concrete bound at the point of beginning. Being an area of 30,900 sq.ft., more or less.

Being the same premises shown on Plan of Land for Elizabeth F. Smith to Bernard J. and Kerry Lou Robertson in Exeter, N. H., dated July 1976 by Parker Survey Assoc. Inc., Exeter, N. H., Plan No. 3055, to be recorded with this deed.

The above premises consist of two apartments, one upstairs and one downstairs.

For title reference see the following Rockingham County Probate Records: Estate of Herman L. Smith (1975), Probate #52154; Estate of Leonard Folsom Smith (1941), Probate #30782; Estate of Frances E. Smith (1927), Probate #23195; Estate of Leonard B. Smith (1904), Probate #12518.

Being a portion of the premises in deed of Abbott Williams and Alice J. Williams to L. Bailey Smith dated December 2, 1875 and recorded in Rockingham Records Book 445, Page 312.

wife / husband of said Grantor, release to said Grantee all rights of curtesy, homestead and other interests therein.

WITNESS my hand and seal this ninth day of August, 19 76.

Witness: Richard Robinson

Elizabeth F. Smith
Elizabeth F. Smith

STATE OF NEW HAMPSHIRE
Rockingham, ss.

August 9, 19 76

Elizabeth F. Smith
Personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me.

Richard Robinson
Justice of the Peace.
~~Notary Public~~

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
AUG 12 '76
$ 79.50

Printed from Internet for on 8/26/2014

003997

2002 JAN 14 PM 3:03

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **ROBERT H. BATES AND GAIL O. BATES,** having a mailing address of 7 Riverwoods Drive, Exeter, County of Rockingham, State of New Hampshire 03833, for consideration paid, grant to **SOJA PARK-BENNETT, TRUSTEE OF THE SOJA PARK-BENNETT REVOCABLE TRUST,** having a mailing address of High Street, Exeter, County of Rockingham, State of New Hampshire 03833, **with WARRANTY COVENANTS,** the following described premises:

A certain tract or parcel of land with the buildings thereon situated on High Street in Exeter, County of Rockingham, State of New Hampshire, and bounded and described as follows:

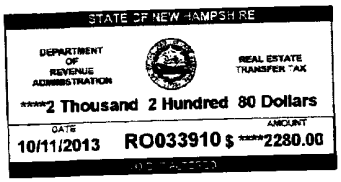
Beginning on High Street at the Northeast corner of land formerly of Elizabeth R. Folsom; thence running S 43° 15' E by High Street, two hundred nine and two-tenths (209.2) feet to land now or formerly of Herman L. Smith; thence turning and running S 41° 41' W by land of said Smith, three hundred (300) feet to a hub at said Smith land; thence turning and running N 48° 19' W by said Smith land, one hundred fifty-eight (158) feet to a hub at land of said Folsom; thence turning and running N 32° 42' E by said Folsom land, three hundred twenty-two and four tenths (322.4) feet to the hub begun at; being the lot designated on Plan of Lot No. 153 High St., Exeter, N.H. made by John W. Durgin, C.E. July 1945, recorded with Rockingham Records, and containing 56,417 square feet, more or less.

Meaning and intending to convey the same premises as conveyed to Robert H. Bates and Gail O. Bates by deed of Harriet F. Shute, dated September 1, 1955, and recorded in the Rockingham County Registry of Deeds at Book 1367, Page 134.

The Grantors waive any interest of homestead in the premises herein conveyed.

EXECUTED this 14 day of January, 2002.

Printed from Internet for on 8/26/2014



C/H
L-CHIP
ROA226697

054584

2013 OCT 11 PM 1:32

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **GAIL O. BATES, TRUSTEE OF THE GAIL OBERLIN BATES TRUST - 2011**, u/d/a December 7, 2011, unmarried, of RiverWoods at Exeter, 7 RiverWoods Drive, Exeter, NH, 03833, for consideration paid, grants to **SOJA PARK-BENNETT, TRUSTEE OF THE SOJA PARK-BENNETT REVOCABLE TRUST OF 1994**, u/d/a July 28, 1994, of 153 High Street, Exeter, NH 03833, **with WARRANTY COVENANTS**, the following described premises:

Two certain tracts or parcels of land situated in Exeter, County of Rockingham and State of New Hampshire, being bounded and described as follows:

PARCEL 1:

A certain piece or parcel of land situated near the Southerly side of High Street in said Exeter, bounded and described as follows:

Beginning at an iron pipe driven in the ground at the Northwesterly corner of the premises hereby conveyed and at the Southwesterly corner of other premises now or formerly owned by Robert H. Bates and Gail O. Bates; thence running South 32° 42' West along land now or formerly of Elizabeth K. Folsom, which course is a continuation and extension of the Westerly boundary of said premises formerly owned by said Bates and now owned by Soja Park-Bennett, Trustee of the Soja Park-Bennett Revocable Trust, a distance of two hundred seventy-three (273) feet, more or less, to a triple elm tree; thence turning and running South 63° 05' East along land now or formerly of Robert M. Swazey two hundred twenty-one (221) feet, more or less, to an iron pipe driven in the ground at land now or formerly of Edwin G. Preble; thence turning and running North 26° 55' East along said land of said Preble and land now or formerly of Albert D. Holmer, formerly of one Davis, three hundred fifteen (315) feet, more or less to an iron pipe driven in the ground at land now or formerly of Herman L. Smith; thence turning and running Northwesterly along said Smith land twenty-five (25) feet, more or less, to a stake at said premises now or formerly owned

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by said Soja Park-Bennett Revocable Trust, thence turning and running South 41° 41' West along said premises now or formerly owned by said Soja Park-Bennett Revocable Trust ninety and five tenths (90.5) feet, more or less, to a stake at the Southeasterly corner of said premises now or formerly owned by said Soja Park-Bennett Revocable Trust; thence turning and running North 48° 19' West along said premises now or formerly owned by said Soja Park-Bennett one hundred fifty-eight (158) feet, more or less, to the point of beginning.

PARCEL 2:

A certain parcel of land in Exeter, County of Rockingham, State of New Hampshire, lying Easterly of Folsom Way, so-called, bounded and described as follows:

Beginning at the Easterly sideline of a private way, now or formerly known as Folsom Way, at the Southwesterly corner of land now or formerly of Shaw, which point is approximately 430 feet Southerly of High Street, so-called; thence running Southwesterly along the Easterly sideline of Folsom Way a distance of 140 feet to a point at land now or formerly of H. Auldin Wellman; thence running Southeasterly along land of said Wellman a distance of 203 feet, more or less, to a stake at land now or formerly of Robert H. Bates and Gail O. Bates; thence running Northeasterly a distance of 140 feet, more or less, along land of said Bates to a point at the Southeasterly corner of land of Shaw; thence running Northwesterly a distance of 176 feet, more or less, along land of said Shaw to a point of beginning.

Parcel 2 is given subject to and with the benefit of the covenants as set forth in the deed from Chester A. Parkhurst and Louise A. Parkhurst to Burton W. Noyes and Lilly J. Noyes, dated April 10, 1964, recorded in Rockingham County Registry of Deeds at Book 1711, Page 154.

Being the same premises conveyed to the Grantor by deed of Gail O. Bates dated May 23, 2012, recorded in the Rockingham County Registry of Deeds at Book 5319, Page 303.

This is not homestead property of the Grantor.

CERTIFICATE OF TRUSTEE PURSUANT TO RSA 564-A:7, II

PURSUANT TO RSA 564-A:7, II, the undersigned trustee as Trustee under **The Gail Oberlin Bates Trust - 2011,** created by Gail Oberlin Bates as grantor under trust agreement dated December 7, 2011, as amended, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

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The undersigned Trustee, upon oath, does depose and say that the said Trust is in full force and effect; that the same has not been amended, altered, dissolved or liquidated; and that the said Trust is in good standing in the State of New Hampshire and that she is the sole Trustee of said Trust.

EXECUTED this 10 day of October, 2013.

THE GAIL OBERLIN BATES TRUST - 2011

Witness

By: Gail O. Bates
Gail O. Bates, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

On this 10 day of October, 2013, before me, personally appeared **Gail O. Bates, Trustee of the Gail Oberlin Bates Trust - 2011**, known to me, or proven to me through satisfactory evidence of identification, to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained on behalf of said Trust.

CHARLES F TUCKER
NOTARY PUBLIC
NEW HAMPSHIRE
MY COMMISSION EXPIRES MAY 6, 2014

Notary Public/Justice of the Peace
Printed Name: _____
My Commission expires: _____

S:\BA-BD\Bates, Robert & Gail\Warranty Deed - Folsom Way to Bennett.rtf

Printed from Internet for on 9/3/2014

Return to:
Jeffrey Jonathan Sonneborn and Katherin Adrina Sonneborn
5 Drinkwater Road
Exeter, NH 03833

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
*****6 Thousand 6 Hundred 45 Dollars
DATE 08/01/2014 RO041331 AMOUNT $ *****6645.00

C/H
L-CHIP
ROA253307

2014 AUG -1 PM 1:46

0028626

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Michelle Kingsbury and Todd Kingsbury, wife and husband, of 5 Drinkwater Road, Exeter NH 03833, for consideration paid grant(s) to Jeffrey J. Sonneborn and Katherin A. Sonneborn, husband and wife, of 53 Ardmore Road, West Hartford CT 06119, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Two certain parcels of land, with the buildings thereon, situated in Exeter, in the County of Rockingham, and the State of New Hampshire, on the Westerly side of Drinkwater Road, so-called, and bounded and described as follows:

Parcel 1: Beginning at an iron pipe located exactly 18 Feet North of an iron pipe on the Westerly side of Road, which last mentioned iron pipe is Northeast corner of a lot deeded by Leonard F. Smith to E. Chandler Sanborn, thence running along said Drinkwater Road in a Northerly direction for a distance of 115 feet to an iron pipe; thence turning at an angle of 90° and running in a Westerly direction for a distance of 200 feet by land now or formerly of Smith to an iron pipe; thence turning at angle of 90° and running in a Southerly direction a distance of 115 feet by land now or formerly of Smith to an iron pipe, this pipe being 18 feet Northerly of the Northwest corner of land formerly of said Sanborn; thence turning at an angle of 90° and running Easterly in a line Parallel with the line of the land formerly of said Sanborn 200 feet to the point of beginning.

The Strip of land 18 feet wide and 200 feet long between land of said Sanborn and land hereby conveyed is reserved by Herman L. Smith.

Being the same premises conveyed to Robert M. Swasey and Agnes L. Swasey by deed of Herman L. Smith dated May 14, 1946, recorded in Rockingham Records, Book 1047, Page 308.

Parcel 2: Commencing at an iron pipe driven in the ground at the Southeasterly corner of the granted premises and at the Southwesterly corner of Parcel 1 described above, and thence running Northerly along Parcel 1 a distance of 115 feet to an iron pipe driven in the ground at land formerly of Herman L. Smith and at the Northwesterly corner of Parcel l; thence turning and running Westerly along other land formerly of said Smith 240 feet, more or less, to a point at

Printed from Internet for on 9/3/2014

land formerly of Elizabeth K. Folsom and now or formerly of Irene I. Richard; thence turning and running Southerly along said Richard land 115 feet to a point at other land formerly of said Smith; thence turning and running Easterly along land of said Smith 240 feet, more or less, to the point of beginning.

Being the same premises conveyed to Robert M. Swasey and Agnes L. Swasey by deed of Herman L. Smith, dated June 23, 1956, recorded in Rockingham Records, Book 2133, Page 30.

For source of title, see also Deed from Robert M. Swasey and Agnes L. Swasey to Agnes L. Swasey, Trustee of the Agnes L. Swasey Trust, dated August 19, 1999, and recorded in Rockingham County Registry of Deed, Book 3417, Page 0094. Agnes L. Swasey died on November 21, 1999; see Death Certificate filed with the Rockingham County Probate Court.

Together with a right of way for the usual purposes of ingress and egress on foot and by vehicle over and across a strip of land along the Northerly boundary of land formerly of E. Chandler and Mary V. Sanborn and along the Southerly side of the herein described premises, said strip of land being 18 feet in width and extending 200 feet Westerly from said Drinkwater Road along the herein described premises and the right to lay and relay pipes on said strip as above described for the purpose of conducting water and other utility services from the Drinkwater Road to the premises of said Robert M. and Agnes L. Swasey as more particularly set forth in the Deed from E. Chandler Sanborn and Mary V. Sanborn to David P. Gorrill and Carolyn F. Gorrill, dated June 16, 1969, and recorded in Rockingham County Registry of Deeds, Book 1970, Page 091.

Meaning and intending to describe and convey the same premises conveyed to Michelle Kingsbury and Todd Kingsbury by deed dated February 15, 2012 and recorded in the Rockingham County Registry of Deeds in Book 5289, Page 1007.

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

Executed this 31st day of July, 2014.

Michelle Kingsbury

Todd Kingsbury

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 31st day of July, 2014, the said Michelle Kingsbury and Todd Kingsbury and acknowledged the foregoing to be his/her/their voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

WILLIAM R. DUNN, Commissioner of Deeds
My Commission Expires November 17, 2015

RE: 2014-1304

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01282

PLAN OF LOT No. 153 HIGH ST. EXETER, N.H.

SCALE:- 1 IN. = 20 FT. JULY 1945

AREA = 56,417 SQ. FT.

JOHN W. DURGIN
CIVIL ENGINEER

ROCKINGHAM RECORDS
Received Aug. 24 1945
Recorded Vol. ..... Page
Examined .....
Register

SCALE IN FEET

HERMAN L. SMITH

N48°-19'W
158.0

Hub

Hub

S41°-41'W
300.0

322.4
N32°-42'E

ELIZABETH K. FOLSOM

HERMAN L. SMITH

No. 157

64.7

No. 153

Stone Post

61.8

Hub

209.2
S43°-15'E

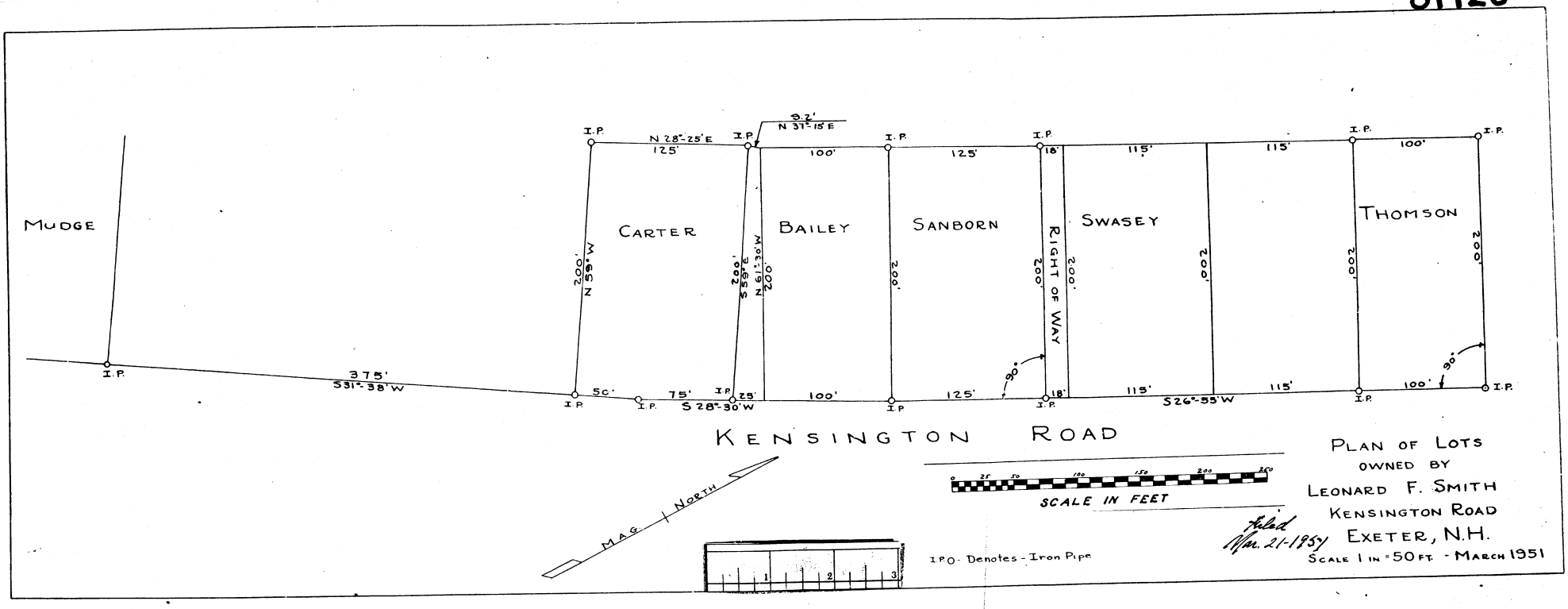
8.8

Stone Post

FILE No. 1726
PLAN No. 9175

HIGH STREET

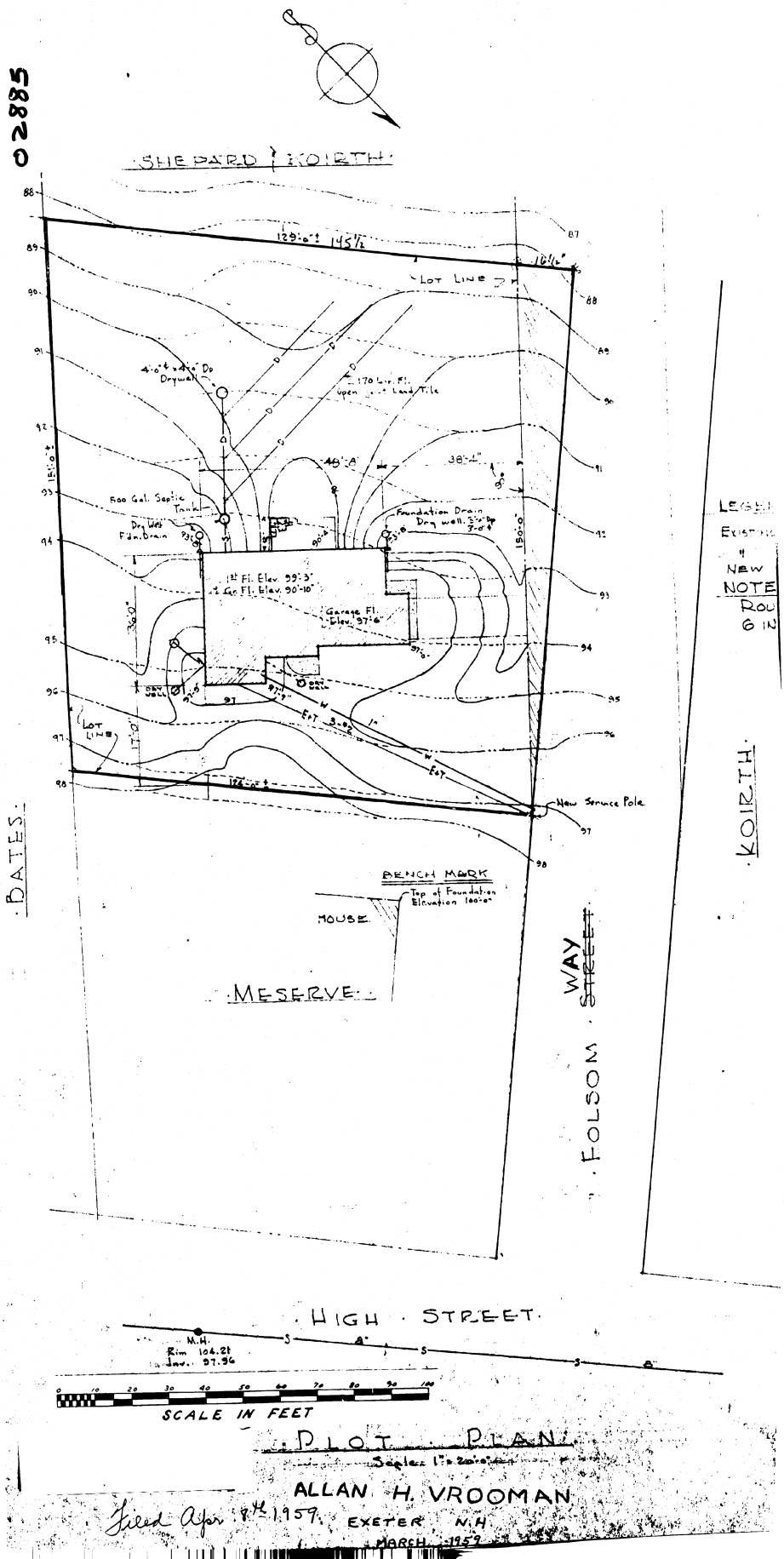
01720



Printed from Internet for on 12/9/2014

Printed from Internet for on 9/3/2014

02885



Filed Apr 8 1959

Printed from Internet for on 9/3/2014

'76 AUG 11 PM 12:59
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

18807

PLAT OF LAND
FOR
ELIZABETH F. SMITH
TO
BERNARD J. & KERRY LOU ROBERTSON
IN
EXETER, N.H.

SCALE: 1" = 50' JULY 1976
PARKER SURVEY ASSOC. INC.
EXETER & SEABROOK, N.H.

THE STATE OF NEW HAMPSHIRE — RICHARD K. PARKER, Jr. No. 8 — REGISTERED LAND SURVEYOR

0 25 50 100 200 FEET
0 5 10 20 40 60 METERS

FND S.B.

S 48-15-00 E
209.23

HIGH STREET

FND CONC BND

S 41-45-20 E
116.76

FND STONE POST

S 84-37-30 W
46.44

N 64-42-20 E
72.58

S 07-40-20 E
94.57

N/F BATES
A.C.A. 1435-237
A.C.A. 1367-134
SEE NOTE 1

N 41-41-00 E
209.50

30,900 ± S.F.
2,873 SQ.M ±

SET I. PIN

N 76-14-40 W
24.53'

FND I.P.

N 13-10-50 E
104.01

FND I.P.

N 62-34-40 W
198.74

SET I. PIN

S 21-58-50 W
78.72

N/F HOLMER
A.C.A. 1408-044
A.C.A. 1435-258 (PLAN)

FND I.P.

N 25-44-00 W
101.16

FND I. PIN

DRINKWATER RD.

EXETER PLANNING Bd.
Perimeter Survey Approved
for Recording Purposes.
Robert H. Edwards Chm.
René Lea Valiquet Clerk
7/29/76

NOTE 1: SEE R.C.R. PLAN #01282

SITE PLAN
(NOT TO SCALE)

PORTSMOUTH AVE
HIGH ST.
OAKHAD ST.
WHEELWRIGHT ROAD
COUNTY COURT HOUSE
ROUTE 88
FOLSOM ST.
DRINKWATER ROAD

This print is given as a representation of a survey. The survey remains the property of the surveyor and reproduction of this print is prohibited except by permission of the surveyor. Additional data is often added in a continuous process and the surveyor or the data [illegible] and is not responsible for actions taken by any person except the one for whom this print was prepared.

Robertson

B-6175

3055

Printed from Internet for on 12/14/2014

Dec 11 3 20 PM '84 DEC 11 3:20 PM '84

48215

SUBDIVISION OF LAND FOR CARL GUSTAF HJALMAR WICANDER IN EXETER, N. H.

SCALE: 1" = 50' AUGUST 1984
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N. H.

0 25 50 100 200 300 FEET
0 5 10 20 40 60 80 METERS

TOTAL AREA:
4.74 ACRES±
1.92 HECTARES±

OWNER OF RECORD & REFERENCE:
CARL GUSTAF HJALMAR WICANDER
DRINKWATER RD.
EXETER, N.H. 03833
R.C.R. 2235-1537 (RECORDED 4/18/75)
TAX MAP 09-04 LOT 006

ZONING CLASS:
R2

This plat is given as a representation of a survey. The survey remains the property of the surveyor. Information shown hereon is given in confidence and is not to be used for any purpose or by any person except those for whom it was prepared. The surveyor is not responsible for actions or projects entered into by any person except those for whom it was prepared. Any person using this plat for the purpose of locating boundaries or other features shown hereon, or for the erection of any structure, or for any other purpose, does so at his own risk. The surveyor is not responsible for actions or projects entered into by any person except those for whom it was prepared. Any person using this plat for the purpose of locating boundaries or other features shown hereon, or for the erection of any structure, or for any other purpose, does so at his own risk. The surveyor is not responsible for actions or projects entered into by any person except those for whom it was prepared. Any person using this plat for the purpose of locating boundaries or other features shown hereon, or for the erection of any structure, or for any other purpose, does so at his own risk. The surveyor is not responsible for actions or projects entered into by any person except those for whom it was prepared. Any person using this plat for the purpose of locating boundaries or other features shown hereon, or for the erection of any structure, or for any other purpose, does so at his own risk.

N/F BRABANT
R.C.R. 2217-793
SET I. PIN
N34-26-30E
77.58
FND. I.P.
0.5
SEWER ESMT. SEE R.C.R. 1764-196
SEE R.C.R. PLAN 1764-198
N/F BAILEY
R.C.R. 1751-364
S61-25-06E
252.75
N/F REED
R.C.R. 2392-1158
SEE R.C.R. PLAN NO. D-1957
N35-13-30E
173.51
FND. I.P.
0.5
SET NAIL
36" OAK
N/F TEFFT
R.C.R. 2408-508
N33-35-00E - 232.75
162.00
FND. I.P.
N/F ROBERTS
R.C.R. 2286-1719
70.75
SET I. PIN
N/F SMITH
SEE R.C.R. 455-312
85.21
N51-58-27W
SET NAIL 14" PINE W/ FNC.
REMAINS FENCE
160.39
245.60
SET NAIL FNC. POST
82.76
N58-28-02W - 232.76
FND. I.P.
N/F BABYLON
R.C.R. 2039-455
SET I. PIN
N31-42-55E
100.00
PROPOSED LOT LINE
10.01
N58-28-02W
SET I.P.
N 81-42-55E
133.15
PROPOSED LOT LINE
SET I.P.
N58-28-02W
80.00
SET I.P.
S31-42-55W
133.15
FRONTAGE: 233.15
SET I. PIN
100.00
DRINKWATER ROAD (PUBLIC WAY)
S375.04
141.29
SET I.P.
PLEASANT VIEW DR.
O SEWER MANHOLE
SET I. PIN
S61-25-06E
252.75
O SEWER MANHOLE
SET I. PIN
124.96
S29-50-06W
N78-32-14W
40.58
N87-54-26W
61.99
SEE "B" DETAIL
SET I. PIN
S58-55-06E
200.00
N/F DAY
R.C.R. 2018-144
SEE R.C.R. PLAN NO. 01120
SEWER MANHOLE
S58-55-06E
200.00
125.02
N 26-45-23E
FND. I.P.

LOT 1
4.15 ACRES±
1.68 HECTARES±

LOT 2
25,700 SQ. FT.±
2,388 SQ.M.±

"A" DETAIL
NO SCALE
FND. I.P.
S61-25-06E
252.75
SET I. PIN
124.96
S29-50-06W
S78-01-51E
FND. I.P.
FND. I.P.
FND. I. PIN
191.34
FND. I.P.

"B" DETAIL
SET I. PIN
124.96
S29-50-06W
S78-01-51E
FND. I.P.
S58-55-06E
200.00

"C" DETAIL
NO SCALE
S58-25-06E
200.00
SET I. PIN
S44-34-54E
2.51
FND. I.P.
S31-42-55W
ROAD

STATE OF NEW HAMPSHIRE
NO. 8
RICHARD P. PARKER JR.
LICENSED LAND SURVEYOR

APPROVED BY THE EXETER PLANNING BOARD:
William Dowling Chairman
Paul A. Binette Clerk
DATE: September 6 1984

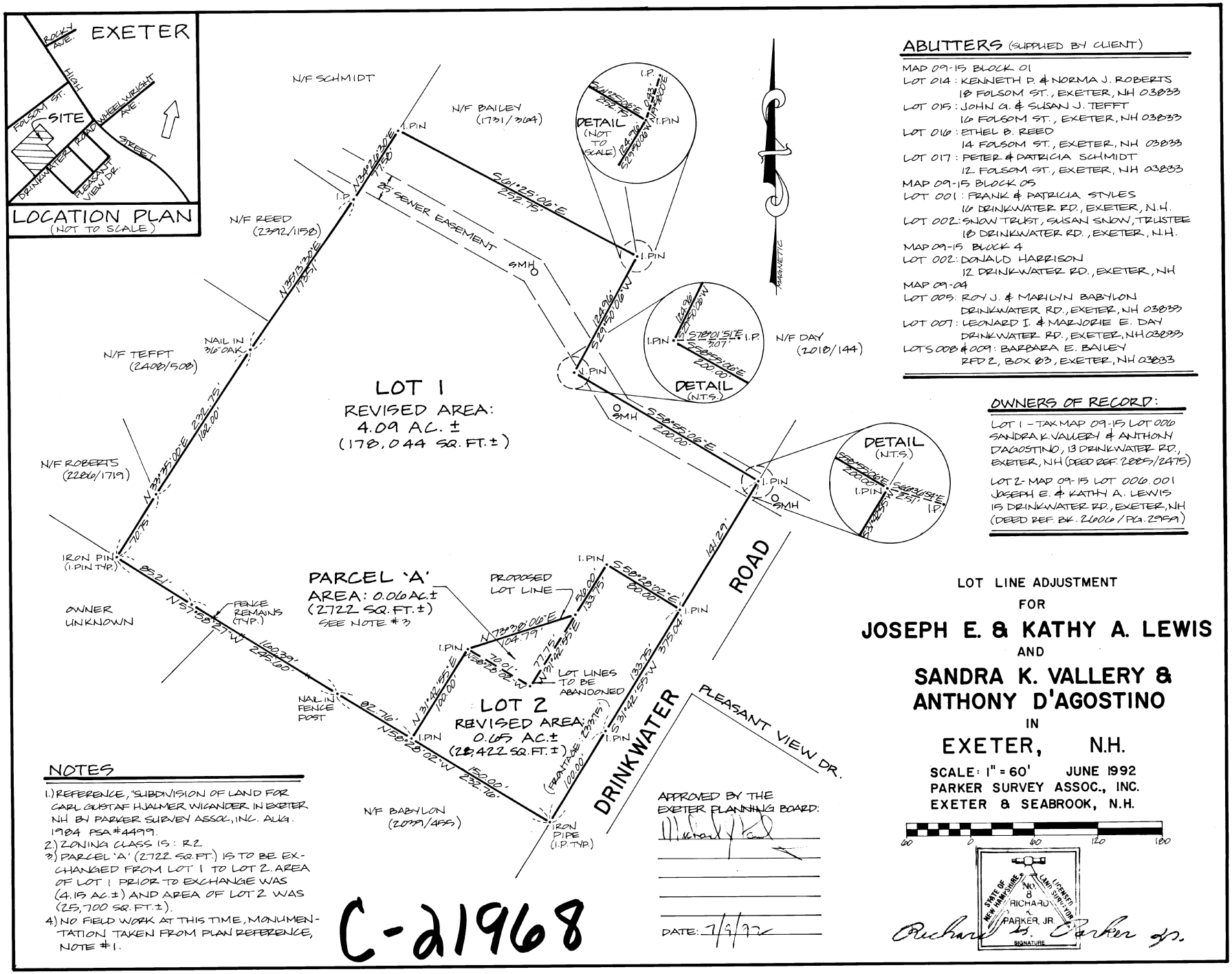
LOCUS MAP
1" = 800'±
ROCKY AVE.
HIGH
FOLSOM ST.
WHEELWRIGHT AVE.
STREET
RD.
DRINKWATER
PLEASANT VIEW DR.

ABUTTERS-
MAP 09-15 BLOCK 01
LOT 014: KENNETH P. & NORMA J. ROBERTS
18 FOLSOM ST. EXETER, N.H. 03833
LOT 015: JOHN G. & SUSAN J. TEFFT
16 FOLSOM ST. EXETER, N.H. 03833
LOT 016: ETHEL B. REED
14 FOLSOM ST. EXETER, N.H. 03833
LOT 017: DONALD & CHARLENE BRABRANT
12 FOLSOM ST. EXETER, N.H. 03833
MAP 09-15 BLOCK 02
LOT 023: HARRY L. JR & SANDRA L. THURSTON
PLEASANT VIEW DR. EXETER, N.H. 03833
MAP 09-15 BLOCK 05
LOT 001: PETER & VIOLA NEUBECK
DRINKWATER RD. EXETER, N.H. 03833
LOT 002: JOHN & PAULINE LODGE
PLEASANT VIEW DR. EXETER, N.H. 03833
MAP 09-04
LOT 001: ELIZABETH SMITH
121 HIGH ST. EXETER, N.H. 03833
LOT 005: ROY J. & MARILYN BABYLON
DRINKWATER RD. EXETER, N.H. 03833
LOT 007: LEONARD I. & MARJORIE E. DAY
DRINKWATER RD. EXETER, N.H. 03833
LOT 5.008: BARBARA E. BAILEY
1009 RFD 2 BOX 83 EXETER, N.H. 03833

C-13132

4499

Printed from Internet for on 12/14/2014



ABUTTERS (SUPPLIED BY CLIENT)

MAP 09-15 BLOCK 01
LOT 014: KENNETH P. & NORMA J. ROBERTS
18 FOLSOM ST., EXETER, NH 03833
LOT 015: JOHN G. & SUSAN J. TEFFT
16 FOLSOM ST., EXETER, NH 03833
LOT 016: ETHEL B. REED
14 FOLSOM ST., EXETER, NH 03833
LOT 017: PETER & PATRICIA SCHMIDT
12 FOLSOM ST., EXETER, NH 03833
MAP 09-15 BLOCK 05
LOT 001: FRANK & PATRICIA STYLES
16 DRINKWATER RD., EXETER, N.H.
LOT 002: SNOW TRUST, SUSAN SNOW, TRUSTEE
18 DRINKWATER RD., EXETER, N.H.
MAP 09-15 BLOCK 4
LOT 002: DONALD HARRISON
12 DRINKWATER RD., EXETER, NH
MAP 09-04
LOT 005: ROY J. & MARILYN BABYLON
DRINKWATER RD., EXETER, NH 03833
LOT 007: LEONARD I. & MARJORIE E. DAY
DRINKWATER RD., EXETER, NH 03833
LOTS 008 & 009: BARBARA E. BAILEY
RFD 2, BOX 83, EXETER, NH 03833

OWNERS OF RECORD:

LOT 1 - TAX MAP 09-15 LOT 006
SANDRA K. VALLERY & ANTHONY D'AGOSTINO, 13 DRINKWATER RD., EXETER, NH (DEED REF. 2885/2475)

LOT 2 - MAP 09-15 LOT 006.001
JOSEPH E. & KATHY A. LEWIS
15 DRINKWATER RD., EXETER, NH
(DEED REF. BK. 2606/PG. 2959)

LOT LINE ADJUSTMENT
FOR
JOSEPH E. & KATHY A. LEWIS
AND
SANDRA K. VALLERY & ANTHONY D'AGOSTINO
IN
EXETER, N.H.

SCALE: 1" = 60' JUNE 1992
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N.H.

60 0 60 120 180

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 8 RICHARD K. PARKER, JR. SIGNATURE

Richard K. Parker Jr.

NOTES

1.) REFERENCE, "SUBDIVISION OF LAND FOR CARL GUSTAF HJALMER WICANDER IN EXETER NH BY PARKER SURVEY ASSOC., INC. AUG. 1984 PSA #4499.
2.) ZONING CLASS IS: R2
3.) PARCEL 'A' (2722 SQ. FT.) IS TO BE EXCHANGED FROM LOT 1 TO LOT 2. AREA OF LOT 1 PRIOR TO EXCHANGE WAS (4.15 AC. ±) AND AREA OF LOT 2 WAS (25,700 SQ. FT. ±).
4.) NO FIELD WORK AT THIS TIME, MONUMENTATION TAKEN FROM PLAN REFERENCE, NOTE #1.

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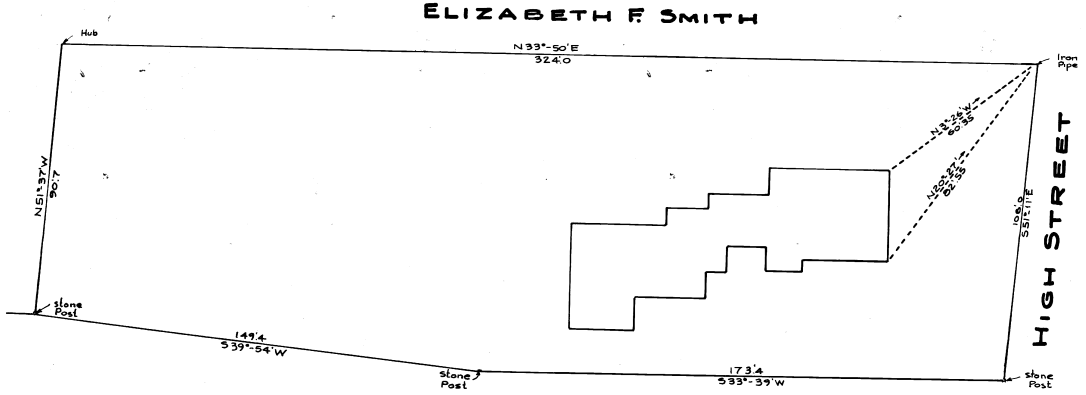
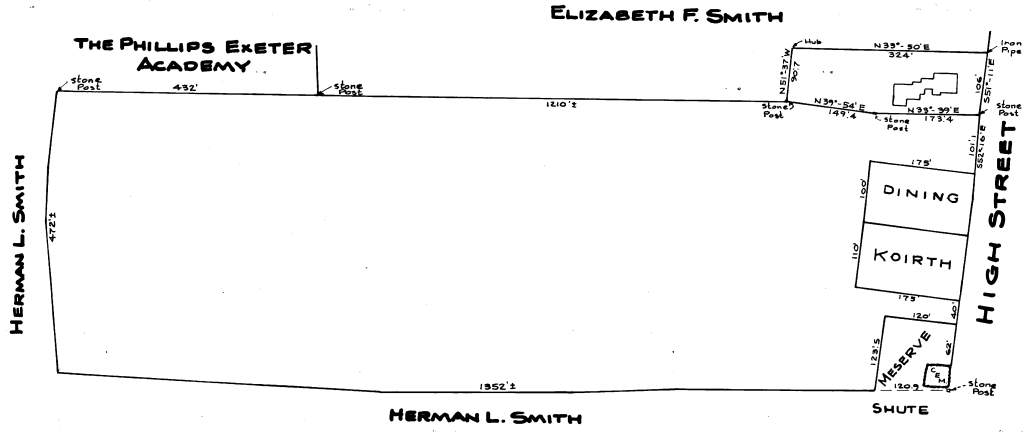


NORTHERLY CORNER
SCALE:-1 IN.=20 FT.



THE STATE OF NEW HAMPSHIRE
JOHN W. DURGIN, JR.
No. 253
REGISTERED PROFESSIONAL ENGINEER

LAND IN
EXETER, N.H.
ROBERT W. COBB
TO
IRENEE T. & SADIE S. RICHARD

SCALE:-1 IN.=100 FT. JUNE 1953
REVISED MAY 1957

No Jurisdiction
Peter F. Gilmore
Planning Board

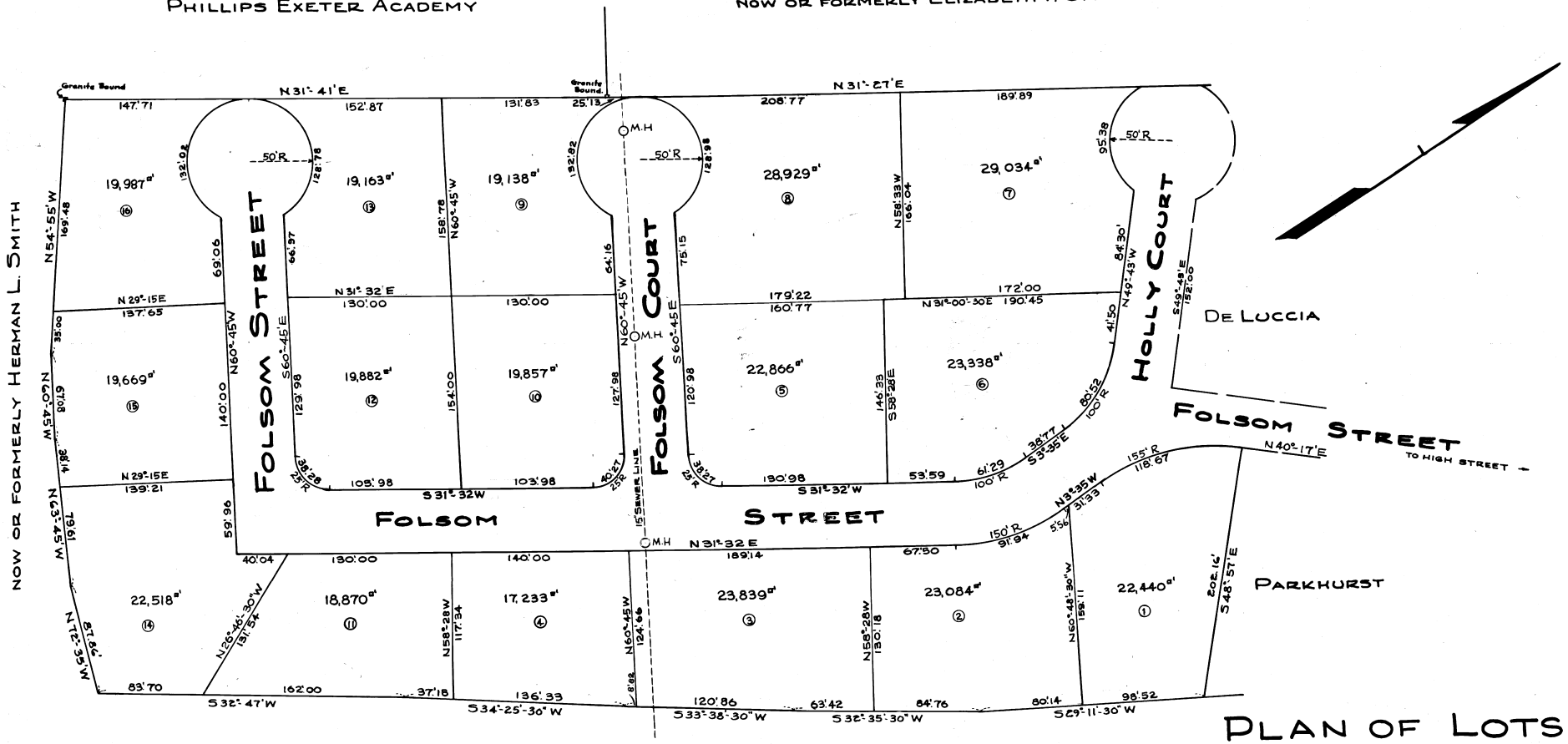
JOHN W. DURGIN
CIVIL ENGINEERS

#1397

FILE NO 1204
PLAN NO 5166

Printed from Internet for on 9/12/2014

APPROVED FOR RECORD 1/72
EXETER PLANNING BOARD



THE EXETER PLANNING BOARD APPROVES only Lots No 2, 3, 5, 8, 9 & 10, and ON CONDITION That ALL IMPROVEMENTS shown on duplicate plans with topography and improvements noted thereon shall be complied with.

Edith E. Holland, Ch.

March 8, 1973
Case No. 7209

Phyllis F. Holdsworth, Clerk
Case # 7209

PLAN OF LOTS
EXETER, N.H.

FOR

H. AULDIN & HELEN M. WELLMAN

SCALE: 1 INCH = 40 FEET

MARCH 1968
REV. OCT. 1968
REV DEC. 1971

JOHN W. DURGIN
CIVIL ENGINEERS

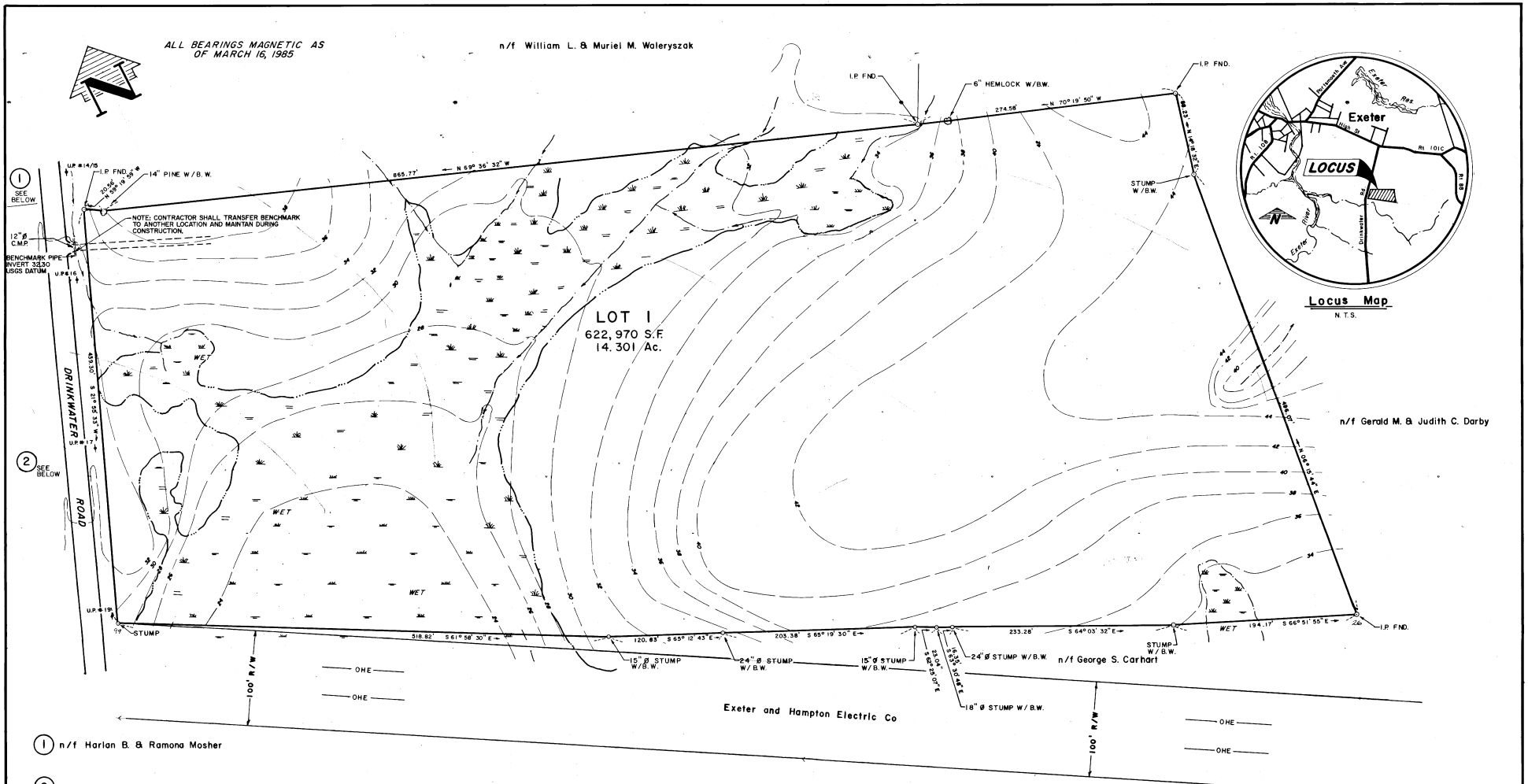
See 2870-472

See 2384-890
2384-1426

FILE No. 1204
PLAN No. 5134 D-3567

Mar 9 10 36 AM '73
REGISTRY OF DEEDS

Printed from Internet for on 12/14/2014



(1) n/f Harlan B. & Ramona Mosher

(2) n/f John F. Sanborn

Notes:

1) RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2) FOR REFERENCE SEE THE PLAN OF LAND FOR GEORGE S. CARHART BY E. L. BEAN DATED AUGUST 24, 1968: RECORDED R.C.R. # 1194.
3) WETLANDS FLAGGING PROVIDED BY IEP INC. NORTHBORO, MA.
4) WETLANDS SURVEY PROVIDED BY COLLINS ASSOCS. EXETER, NH, FOR DETAILED WETLAND INFORMATION SEE SHEET S4-6
5) ADDITIONAL INFORMATION PROVIDED BY ON-SITE DESIGN & ENGINEERING, NORWOOD, MA.

0 10 20 30 50 100 200
50 5 15 25 40 75 150 250
Bar Scale

Approved By The Town Of Exeter Planning Board

Paul A. Brintte, Chairman
DIRECTOR

Joseph S. Stiga
SECRETARY

Nov 12, 1987
DATE

I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Gene V. Roe L.L.S. #580 — 16 Oct 87 DATE

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 580 GENE V. ROE

D-17313

PLAN No. 85-126

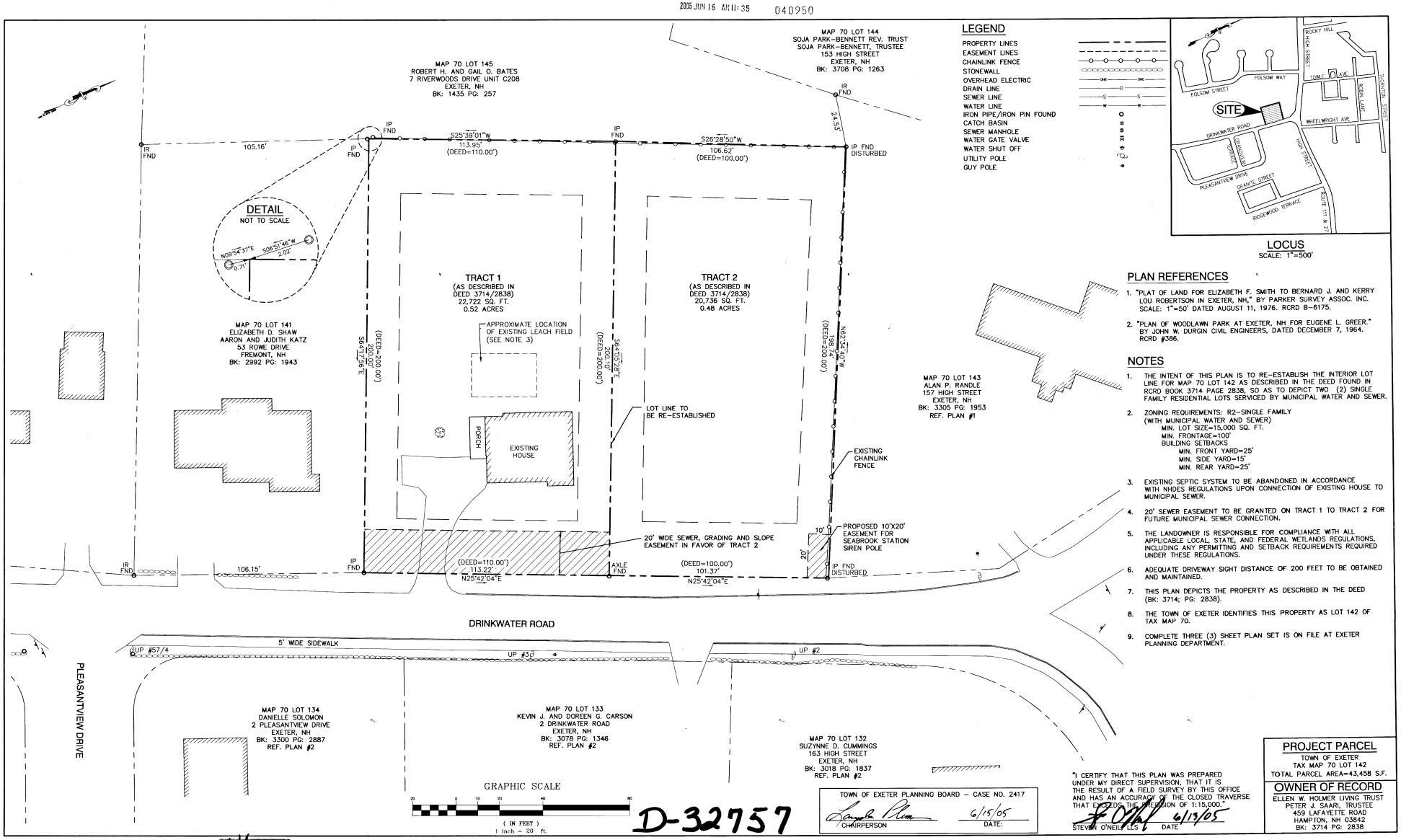
REVISED OCT. 29, 1987

PLAN OF LAND
FOR
LEONARD F. SMITH
IN
EXETER, N.H.
by
Seacoast Engineering Associates, Inc.
73 DANIEL STREET PORTSMOUTH, N.H.

DRAWN BY: RP	CHECKED BY: G. V. ROE
DATE: MARCH 27, 1985	SCALE: 1" = 50'

Printed from Internet for on 9/3/2014

2005 JUN 16 AM 11:35 040950



LEGEND

- PROPERTY LINES
- EASEMENT LINES
- CHAINLINK FENCE
- STONEWALL
- OVERHEAD ELECTRIC
- DRAIN LINE
- SEWER LINE
- WATER LINE
- IRON PIPE/IRON PIN FOUND
- CATCH BASIN
- SEWER MANHOLE
- WATER GATE VALVE
- WATER SHUT OFF
- UTILITY POLE
- GUY POLE

LOCUS
SCALE: 1"=500'

PLAN REFERENCES

1. "PLAT OF LAND FOR ELIZABETH F. SMITH TO BERNARD J. AND KERRY LOU ROBERTSON IN EXETER, NH," BY PARKER SURVEY ASSOC. INC. SCALE: 1"=50' DATED AUGUST 11, 1976. RCRD B-6175.
2. "PLAN OF WOODLAWN PARK AT EXETER, NH FOR EUGENE L. GREER." BY JOHN W. DURGIN CIVIL ENGINEERS, DATED DECEMBER 7, 1964. RCRD #386.

NOTES

1. THE INTENT OF THIS PLAN IS TO RE-ESTABLISH THE INTERIOR LOT LINE FOR MAP 70 LOT 142 AS DESCRIBED IN THE DEED FOUND IN RCRD BOOK 3714 PAGE 2838, SO AS TO DEPICT TWO (2) SINGLE FAMILY RESIDENTIAL LOTS SERVICED BY MUNICIPAL WATER AND SEWER.
2. ZONING REQUIREMENTS: R2-SINGLE FAMILY
   (WITH MUNICIPAL WATER AND SEWER)
   MIN. LOT SIZE=15,000 SQ. FT.
   MIN. FRONTAGE=100'
   BUILDING SETBACKS
   MIN. FRONT YARD=25'
   MIN. SIDE YARD=15'
   MIN. REAR YARD=25'
3. EXISTING SEPTIC SYSTEM TO BE ABANDONED IN ACCORDANCE WITH NHDES REGULATIONS UPON CONNECTION OF EXISTING HOUSE TO MUNICIPAL SEWER.
4. 20' SEWER EASEMENT TO BE GRANTED ON TRACT 1 TO TRACT 2 FOR FUTURE MUNICIPAL SEWER CONNECTION.
5. THE LANDOWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
6. ADEQUATE DRIVEWAY SIGHT DISTANCE OF 200 FEET TO BE OBTAINED AND MAINTAINED.
7. THIS PLAN DEPICTS THE PROPERTY AS DESCRIBED IN THE DEED (BK: 3714; PG: 2838).
8. THE TOWN OF EXETER IDENTIFIES THIS PROPERTY AS LOT 142 OF TAX MAP 70.
9. COMPLETE THREE (3) SHEET PLAN SET IS ON FILE AT EXETER PLANNING DEPARTMENT.

TOWN OF EXETER PLANNING BOARD – CASE NO. 2417

CHAIRPERSON — DATE: 6/15/05

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

STEVEN O'NEIL LLS — DATE: 6/13/05

D-32757

PROJECT PARCEL

TOWN OF EXETER
TAX MAP 70 LOT 142
TOTAL PARCEL AREA=43,458 S.F.

OWNER OF RECORD

ELLEN W. HOLMER LIVING TRUST
PETER J. SAARI, TRUSTEE
459 LAFAYETTE ROAD
HAMPTON, NH 03842
BK: 3714 PG: 2838

Design: SON	Draft: MTL
Checked: SON	Scale: 1"=20'
Drawing Name: 04022-PLAN.dwg	Project No.: 04022

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

6/13/05
STATE OF NEW HAMPSHIRE — LAND SURVEYOR — No. 715 — STEVEN O'NEIL — SURVEYOR

Rev.	Date	Revision	By
3	6/13/05	FINAL REVISIONS	TED
2	3/17/05	REVISIONS PER DPW COMMENTS	TED
1	11/5/04	REVISIONS PER TOWN REVIEW	TED
0	7/23/04	ISSUED FOR REVIEW	MTL

Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 FAX: 603-772-0227
Stratham, NH 03885 E-Mail: JBE@jonesandbeach.com

Drawing Name:	SUBDIVISION PLAN ELLEN W. HOLMER LIVING TRUST
Project:	TAX MAP 70 LOT 142 1 DRINKWATER ROAD, EXETER, NH
Client:	ELLEN W. HOLMER LIVING TRUST 459 LAFAYETTE ROAD, HAMPTON, NH 03842

DRAWING No.
A1
SHEET 1 OF 3
JBE PROJECT No. 04022

F:\Land Projects 3\04022-HOLMER\dwg\04022-PLAN.dwg 6/13/2005 3:22:33 PM EST

Drafter for the sleeping giant here - got some questions and things to get started thinking about

Richard Hackeman [rhackeman@altus-eng.com]

Sent: Monday, October 26, 2015 6:37 PM
To: Tocky B - Stockton Services
Attachments: 4725-concept-subdiv-markup.pdf (843 KB) ; 4725-ec-plan-markup.pdf (1 MB) ; 4725-subdiv-worksheet.pdf (539 KB)

Hi Tocky,
Just finished sitting with Eric and going over my worksheets/plans. Here are some thoughts in not much of a particular order.
Here are three scans of our markups. There are quite a few waivers we need. Some could turn into or in fact be variances we will need. Either way he wants to have them on the preliminary sheets so they can be discussed.
I also see some drafting issues (minor as far As I am concerned).
EC plan – I think #153 is in the Historic District, wetlands note has question marks where commas should be, we would like a copy of the wetlands plan/report so we can determine the required no-cut buffer from wetlands
Proposed subdivision worksheet – Lot 4 area should be 15641.0 sf (.36 ac) and we need a label for the cul-de-sac road way area so areas can be easily checked against total of three existing tracts. I think it will be 22,446.5 sf (.52 ac).
All minimum areas for lots, frontage, lot depth and width seem to work with the exception of maybe lot 2 width depending where they measure it (see below)
Subdivision plan notes – we will add a whole list of standard notes as this is the plan that will get recorded

- Add easements and no-cut buffers

I don't want us to duplicate effort so do you want to prepare the Subdivision Plan right from the beginning or would you rather we go through this preliminary stage and once all line work, areas, waivers, variances, notes are agreed on then you essentially get a copy of that and finalize the subdivision plan to something you can stamp?
You may want to hold off on your answer till you hear what we think are the major issues.
Eric thinks we may want to do this project approval in two steps. First, a Lot line relocation plan for the lot with the existing house. Once complete or simultaneously (?) file for a 4 lot subdivision.
Waivers are required as far as I can see for:

- reducing the 50' perimeter buffer to 25' setback limits
- required 20' wide landscape buffer between culdesac road and residential
- 25'radius for Right of way at beginning of cul-de-sac
- Hydrogeologic study for 4 lots or more subdivision
- Possibly Lot 2 width is less than 10' depending on how you measure it
- Requirement to have survey 200' beyond property lines
- Requirement to survey 300' beyond new intersection
- Datum must be on US Coast & Geodetic Survey – (7.4.9) – is that equal to public works sewer records?

That's it for now for you I think.
He has marked up lots of other things for actual utility layouts and once I do those and we all agree on lot lines can do a preliminary grading and profile the new culdesac.
That should get us to at least a client discussion point.
Talk to you tomorrow,
Rich

NHDOT Geodetic Control Datasheet

View the Geodetic Control Layer on GRANITView II http://granitviewii.unh.edu

Designation:	29 8			NGS PID#:	
Town/Sequence:	153-0100	Location:	EXETER	County:	ROCKINGHAM, NH
Coord Source:	NHDPWH	Northing (USft):	175069.93	Latitude:	42° 58' 40.80117"
Horiz Order:	45	Easting (USft):	1181357.02	Longitude:	70° 55' 48.42862"
Datum/Year:	83/96	Mapping Angle:	30' 7.67648"	Scale Factor:	1.00001105
Superceded coordinates, NAD83/86		Northing (USft):	175070.21	Easting (USft):	1181356.59
NGVD29 Elevation (ft):	102.25	Vertical Order	31	Elevation Type	DIFF
NAVD88 Elevation (ft):	101.49	Note: NAVD88 values are lower than NGVD29 values			
Last Recovery:		Recovered By:			
Condition:	Good	GPSable?:			
Monumented By:		Year Set:	1968		
Marker Type:	Survey Disk	Stamping:	29 8		
Monumentation:					

THE STATION IS LOCATED IN EXETER.

THE STATION IS AT THE JUNCTION OF STATE ROUTE 101-C AND DRINKWATER ROAD.

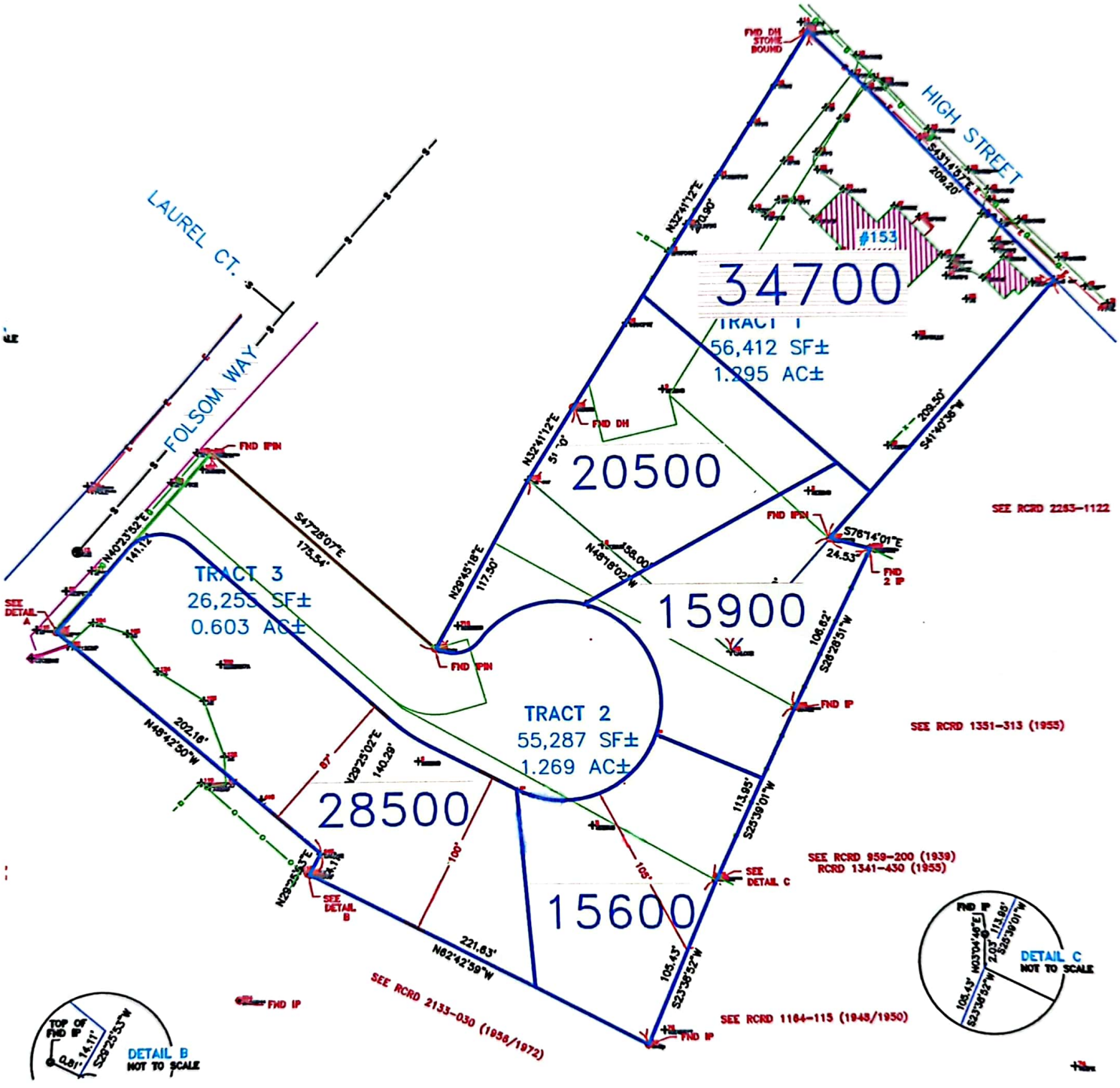
THE STATION IS A STANDARD NHDPWH DISK STAMPED--29-8--, SET IN THE TOP OF A 4-FT LONG, 5-INCH SQUARE GRANITE MONUMENT IN THE TRIANGULAR TRAFFIC ISLAND. 58.9 FT (18.0 M) NORTHWEST FROM THE FACE OF A 20-INCH DIAMETER MAPLE TREE, 43.9 FT (13.4 M) NORTHEAST FROM THE FACE OF A 14-INCH DIAMETER MAPLE TREE, AND 42.4 FT (12.9 M) SOUTH FROM THE CENTER OF ROUTE 101-C.

SKETCH AVAILABLE.

Coordinate and elevation values are expressed in US Survey Feet
Geodetic (True) Azimuth = Grid Azimuth + Mapping Angle
09/10/2015

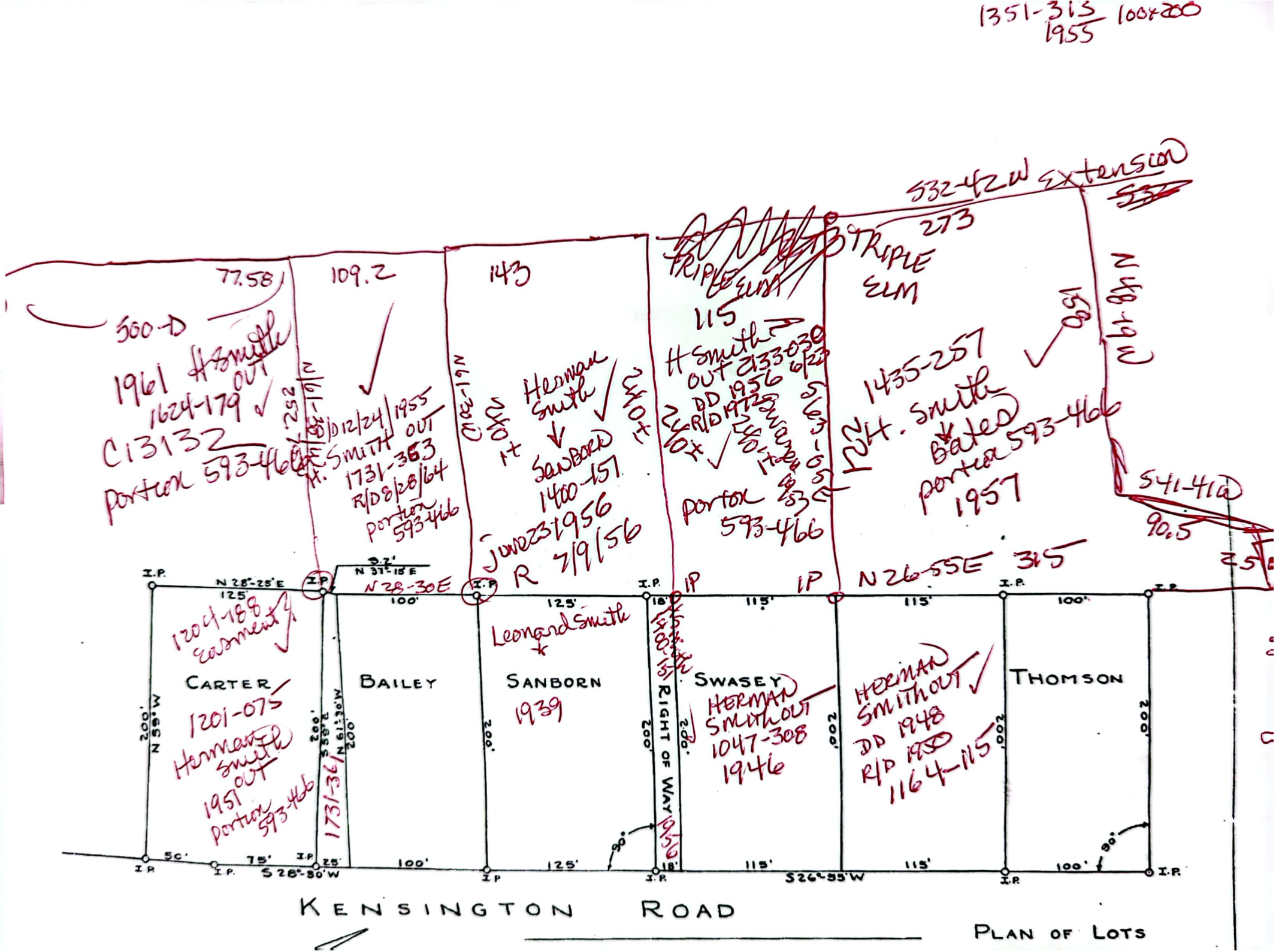
1 meter = 3.2808333 survey feet
Central Meridian in NH = 71° 40
Please email updates and recovery notes to BEasler@dot.state.nh.us

GONE



LAUREL CT.
FOLSOM WAY
HIGH STREET
FND DH STONE BOUND
#153
34700
TRACT 1
56,412 SF±
1.295 AC±
20500
15900
TRACT 2
55,287 SF±
1.269 AC±
28500
15600
TRACT 3
26,255 SF±
0.603 AC±
FND IPIN
FND DH
FND IP
FND 2 IP
SEE DETAIL A
SEE DETAIL B
SEE DETAIL C
SEE RCRD 2283-1122
SEE RCRD 1351-313 (1955)
SEE RCRD 959-200 (1939)
RCRD 1341-430 (1955)
SEE RCRD 1164-115 (1948/1950)
SEE RCRD 2133-030 (1956/1972)
DETAIL B
NOT TO SCALE
DETAIL C
NOT TO SCALE
TOP OF FND IP

1351-315
1955 100×200



509-599

Suite B3

OLD DATUM FROM DPW

nand= 210-
at#, Start#-End# or G#= 1-6672

ring	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
		09-08-2015		12:37:59		C:...\BMHOME13	
		129.45	7AHUB	1	5306.3803	5487.6816	OCC
		129.45	2setpk	2	5232.4861	5555.1486	TRA
		116.12	SETHUB	3	5055.4685	5440.9015	TRA
		111.24	SETHUB	4	4970.7972	5414.6361	TRA
		97.00	SETHUB	5	4855.3538	5307.8891	TRA
		89.71	SETHUB	6	4894.3740	5205.0746	TRA
		98.05	SETHUB	7	4975.9744	5230.1916	TRA
		107.33	SETHUB	8	5024.1248	5317.9713	TRA
		114.48	SETHUB	9	5117.7504	5355.9043	TRA
		121.34	SETPK	10	5226.5126	5412.3517	TRA
		80.20	7AHUB	11	4953.3925	5090.5051	SS
		130.32	HYD***	12	5370.8370	5423.1479	SS
		126.69	CORCEM	13	5367.0816	5415.8562	SS
		128.30	CORCEM	14	5340.9019	5444.9036	SS
		128.45	POLE**	15	5335.2985	5446.4277	SS
		129.96	FNDDHSB*	16	5335.5064	5448.8136	SS
		128.82	EPDRPC	17	5308.6259	5474.5928	SS
		128.91	EPDRPC	18	5300.4937	5482.1908	SS
		129.11	ENDCURB	19	5319.9893	5477.2780	SS
		126.68	EP	20	5281.4245	5466.8776	SS
		126.39	EP	21	5288.2007	5458.1720	SS
		124.99	@FNC	22	5302.7643	5428.2916	SS
		122.72	EPBS	23	5255.7222	5432.3620	SS
		123.53	@FNC	24	5279.6065	5413.2613	SS
		129.46	ENDCURB	25	5303.7203	5492.5184	SS
		129.77	EP@CURB	26	5275.4182	5519.5325	SS
		129.89	POLE**	27	5270.4592	5514.3693	SS
		129.90	ENDCRB**	28	5250.6129	5542.9287	SS
		129.30	EPDR	29	5223.5357	5549.8326	SS
		128.10	EPPI***	30	5194.4676	5530.2063	SS
		128.90	CORGAR	31	5184.4091	5549.1480	SS
		129.10	CORGAR	32	5197.0820	5562.3548	SS